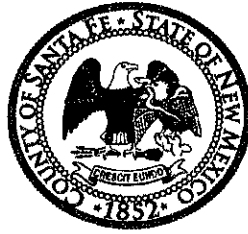


Daniel "Danny" Mayfield
Commissioner, District 1

Virginia Vigil
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

MEMORANDUM

DATE: December 13, 2011

TO: Board of County Commissioners

FROM: Vicki Lucero, Development Review Team Leader *VL*

VIA: Jack Kolkmeier, Land Use Administrator *JK*
Shelley Cobau, Building and Development Services Manager *SC*
Wayne Dalton, Building and Development Services Supervisor *WD*

RE: BCC CASE # MIS 06-5032 Trenza Development (aka Village @ Galisteo Basin Preserve)

ISSUE:

Commonweal Conservancy Inc., Applicant, Ted Harrison, Agent, request a 36-month time extension of the previously approved Preliminary Plat and Development Plan for Phase I of the Trenza Development (a.k.a. the Village at Galisteo Basin Preserve) which consists of 131 single family residential lots and 3 multi-family residential lots for a total of 149 residential units, and 5 non-residential lots within a 60 acre development envelope within an overall 10,000+ acre area. The property is located south of Eldorado, west off of us 285, within Sections 1, 3-5, 7-15, 17, 20-24, and 27 within Township 14 North, Range 9 East; Sections 5-7, and 18 within Township 14 North, Range 10 East; Sections 25 and 34-36, within Township 15 North, Range 9 East; and Sections 30 and 31, within Township 15 North, Range 10 East (Commission District 3).

SUMMARY:

On June 12, 2007, the BCC granted Master Plan Zoning approval for a mixed-use development consisting of 965 residential units; 150,000 sq. ft. of commercial, institutional, educational, and recreational land uses; and open space, parks, and trails on 10,316 acres.

On February 9, 2010, the BCC granted Preliminary Plat and Development Plan approval for Phase I of the referenced subdivision (refer to Exhibit "D") which consisted of 131 single family residential lots and 3 multi-family residential lots for a total of 149

residential units, and 5 non-residential lots within a 60 acre development envelope. This approval is set to expire on February 9, 2012.

Article V, Section 5.3.6 of the County Land Development Code states, "An approved or conditionally approved preliminary plat shall expire twenty-four (24) months after its approval or conditional approval. Prior to the expiration of the preliminary plat, the subdivider may request, from the Board, an extension of the preliminary plat for a period of time not exceeding thirty-six (36) months."

The Applicants state that since the BCC's approval of the Preliminary Plat, the national and local real estate market has suffered a devastating decline in valuation and demand. Residential development-especially master planned communities-have been particularly hard hit. In an effort to protect their development approvals Commonweal is requesting a 36-month extension of its Preliminary Plat approval. During the extension period the Applicant believes that the market for Trenza will have increasingly strong market appeal and financing. A 36-month time extension will allow Commonweal to prepare a Master Plan Amendment and Final Plat application for Phase I before February of 2015.

RECOMMENDATION:

There have been no major changes in the Ordinances that govern this area since the time of the previous approvals for this development therefore, County staff recommends the BCC grant an extension of the prior approval as requested by the Applicant.

ATTACHMENTS:

- Exhibit "A" – Applicant's Letter
- Exhibit "B" – Site Plan-Vicinity Map
- Exhibit "C" – February 9, 2010 BCC Staff Memo
- Exhibit "D" – February 9, 2010 BCC Minutes
- Exhibit "E" – February 9, 2010, BCC Findings of Fact

October 28, 2011

Vicki Lucero
Development Review Team Leader
Growth Management Department
Santa Fe County
102 Grant Street
Santa Fe, NM 87501

RE: Extension of BCC Approval of Trenza's Phase I Preliminary Plat and Development Plan Approval

Dear Vicki:

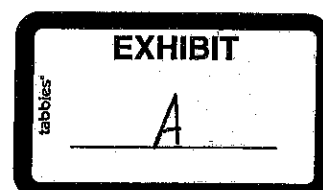
By this letter and its attachments, Commonweal Conservancy respectfully requests approval by the Santa Fe Board of County Commissioners (BCC) to extend the Phase I Preliminary Plat and Development Plan approval for a conservation-based community development initiative in the Galisteo Basin, known as Trenza.

As you know, Trenza is proposed as a mixed-use, mixed income community located within the 13,522-acre Galisteo Basin Preserve. The master plan for Trenza received approval from the BCC in June 2007. It included a broad range of market rate and affordable homes, as well as a community center of commercial and civic land uses.

On February 9, 2010, the BCC unanimously approved Trenza's Phase I Preliminary Plat Application for 149 residences and 37,500 square feet of commercial and civic land uses. Per Article V, Section 5.3.6a of the County's Land Development Code, the BCC's approval of Trenza's Preliminary Plat will expire in February 2012.

Since the BCC's approval of Trenza's preliminary plat application, the national and local real estate market has suffered a devastating decline in valuation and demand. Residential development – especially master planned communities – has been especially hard hit.

In an effort to protect its hard-won conservation development approvals -- a process that consumed more than five years in planning and nearly \$2.0 million in professional services, financing cost, and infrastructure investment -- Commonweal is requesting a three-year extension of its Preliminary Plat approval. A three-year extension will afford Commonweal time to prepare a master plan amendment and final plat application for its first phase of development on or before February 2015. Commonweal and its advisors believe that during the extension period the market for Trenza will have increasingly strong market appeal and financing.

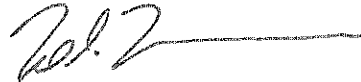


Letter to Vicki Lucero
Page 2

If you will be able to schedule Commonweal's request for a public hearing at the BCC meeting on **December 13, 2011**, my colleagues and I would appreciate your assistance in this matter. As I understand, a public notice to *The Santa Fe New Mexican* and a sign posting would likely be required on or before November 22, 2011.

Thank you for considering this request, Vicki. If you have any questions regarding Commonweal's extension application, feel free to contact me at 982-0071, ext. 102.

Sincerely,

A handwritten signature in dark ink, appearing to read "Ted O. Harrison", followed by a horizontal line extending to the right.

Ted O. Harrison
President

**REQUEST FOR EXTENSION OF
THE PHASE I PRELIMINARY PLAT
FOR “TRENZA” AT THE GALISTEO BASIN PRESERVE**

Extension Request

Commonweal Conservancy, Inc., a nonprofit conservation-based community development organization, respectfully requests approval by the Santa Fe Board of County Commissioners (BCC) for an extension of its Phase I Preliminary Plat and Development Plan for a conservation-based community development initiative in the Galisteo Basin, known as “Trenza.”

Trenza is proposed as a mixed-use, mixed income community located within a 13,522-acre geography, known as the Galisteo Basin Preserve. Trenza (aka the “Village at the Galisteo Basin Preserve”) received master plan approval from the BCC in June 2007. The master plan proposed a broad range of market rate and affordable homes, as well as a mix of commercial and civic land uses.

On February 9, 2010, the BCC unanimously approved Trenza’s Phase I Preliminary Plat application for 149 residences and 37,500 square feet of commercial and civic land uses. BCC approval of the Preliminary Plat included a number of variances to accommodate the project’s clustered, “traditional neighborhood design;” various physiographic constraints; and other community-serving program ambitions.

In accordance with the terms and conditions of Article V, Section 5.3.6a of the County’s Land Development Code, the BCC’s approval of Trenza’s Preliminary Plat extends for a period of 24 months. By this requirement, Trenza’s Preliminary Plat is scheduled to expire on February 9, 2012.

Commonweal therefore requests a 36-month extension of Trenza’s February 2010 Preliminary Plat approval. If approved, Trenza’s Preliminary Plat would extend until February 2015 – a time in which the demand for mixed-use, mixed-income conservation-based community development is expected to be more vital and productive.

Brief History

In June 2007, Commonweal Conservancy obtained master plan approval from the BCC for a conservation development plan that anticipated 965 residential units and 150,000 square feet of commercial and civic land uses tightly clustered within a 300-acre development envelope near the northeast boundary of the 13,522-acre Galisteo Basin Preserve.

On June 18, 2009, Commonweal Conservancy secured unanimous approval for its Phase I Preliminary Plat from the County Development Review Committee (CDRC). Trenza’s Preliminary Plat application proposed development of 149 residential parcels and five

non-residential lots situated within a 60-acre development envelope. Commonweal's application also proposed five variances to the County's 1996 Land Development Code.

In its analysis of Trenza's Preliminary Plat application, County Land Use staff assessed the potential impact of Commonweal's five proposed variances to the public's overall health, safety and welfare. Following from nearly 12 months of deliberation, the Land Use Administrator determined that Trenza's variances did not present a meaningful risk to the public health, safety or welfare.

On February 9, 2010, the BCC unanimously approved Trenza's Phase I Preliminary Plat and Development Plan application and its associated variances. The BCC's approval was made subject to several conditions outlined in the Findings of Fact Order, recorded on July 14, 2010.

Twenty-one members of the public spoke in favor of Commonweal's Preliminary Plat application. Four individuals spoke in opposition. In making her motion to approve Trenza's Preliminary Plat application, Commissioner Kathy Holian stated: "We need creative solutions as to how we deal with the economic realities we are facing and how we conserve important open-space resources. I believe the Trenza community is that solution." Her endorsement was echoed by other Commissioners to advance the project forward.

Request Rationale

After securing BCC approval of the Phase I Preliminary Plat, Commonweal staff quickly re-engaged its civil engineers and land planners to prepare refined plans and technical drawings to fulfill the requirements of Trenza's Phase I Final Plat application. These efforts proved short-lived, however, as Commonweal took stock of the national and local economies' worsening fortunes.

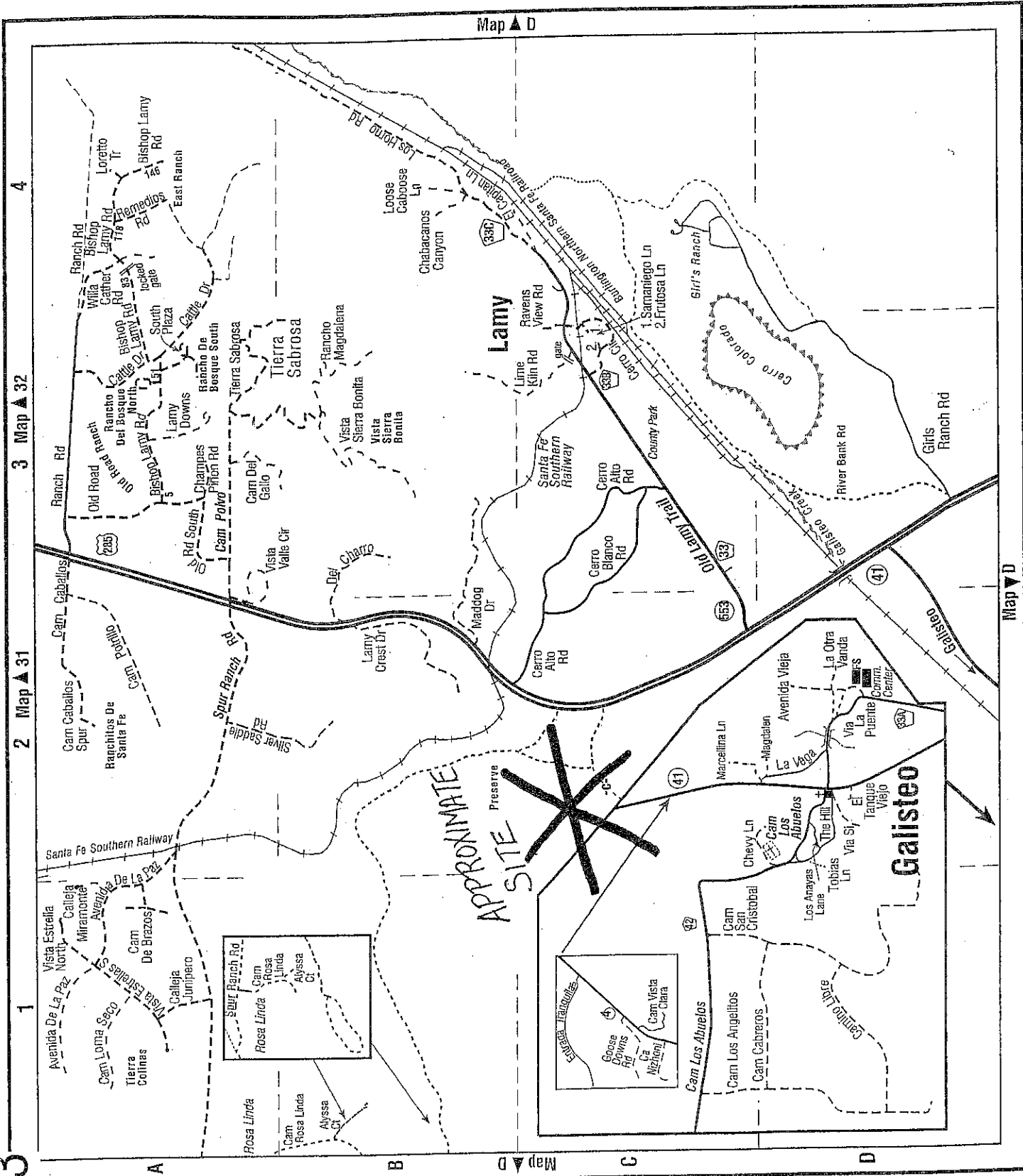
By mid-summer 2010, the nation's much anticipated economic rebound remained illusive. Anticipating a long and protracted real estate recession, Commonweal's staff and lenders acknowledged that a more prudent investment course required that Trenza's Final Plat application be deferred. In addition to adapting to an increasingly conservative credit market, Trenza's Final Plat application would need to accommodate new housing typologies, neighborhood configurations, lot sizes, and community amenities that might emerge from a post-recession economy.

With limited demand for new residential lots in Santa Fe County, Trenza's Final Plat application must be deferred. Neither the organization's lenders nor its investors will support the cost of the project's Final Plat planning expense (estimated to be \$180,000) at this time. Rather than abandon its vision, however, Commonweal has re-focused its efforts – overlaying portions of the Galisteo Basin Preserve with conservation easements to ensure the property's permanent protection, and engaging conservation investors as partners to the Preserve's landscape-scale protection ambitions.

In deference to a wide range of economic and financial challenges, Commonweal cannot present a Final Plat application to the BCC for consideration before its Preliminary Plat expires in February 2012. Article V, Section 5.3.6a of the County Development Code states that, "An approved or conditionally approved preliminary plat shall expire twenty-four (24) months after its approval or conditional approval. Prior to the expiration of the preliminary plat, the subdivider may request, from the Board, an extension of the preliminary plat for a period of time not exceeding thirty-six (36) months."

Per the terms and conditions of Santa Fe County's Land Development Code, Commonweal respectfully requests an extension of Trenza's Phase I Preliminary Plat and Development Plan for a period of 36 months. By this extension, Trenza's Preliminary Plat shall remain effective until February of 2015.

Commonweal staff and representatives will be prepared to answer the BCC's questions regarding this request at its December 13, 2011 public hearing. In the interim, the BCC's thoughtful review and approval of this urgent request is deeply appreciated.



EXHIBIT

B

tabbies

[illegible]

Public Conservation Land
74%
55,628 acres

Private Conservation Lands
19%
2,879 acres

Development Areas
4%
373 acres

Recreation Land
7%
5,076 acres

Total Gallisteo Basin Preserve Acreage = 14,930

**Total Galisteo Basin
Preserve Acreage =
14,930**

1 COMMUNITY SETTING MAP NTS

Commonweal Conservancy
American Indian Land Community Development
1000 N. Constitution Blvd., Suite C
P.O. Box 19, New Mexico 87201
www.commonweal.org



Commonweal Conservancy

Silo Workshop LLC
Landscape Architecture
1927 First Alley Seattle, WA 98101
206.328.3422
www.siloworkshop.com

The Village at the Galisteo Basin Preserve, Phase I
A Conservation-Based Community Development
Santa Fe, New Mexico

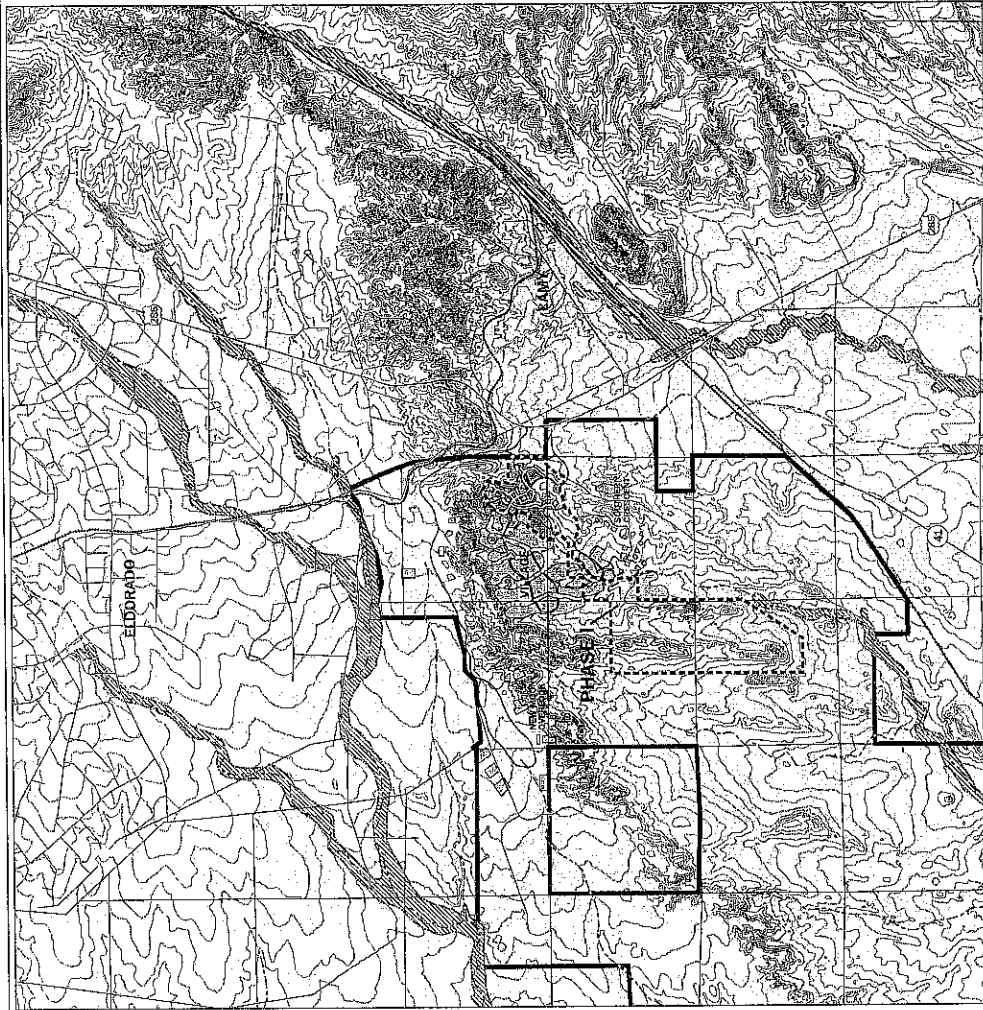
ISSUE DATE	COUNTY PRELIMINARY REVIEW	PROGRESS PRINT	PRELIMINARY PLAT SUBMITTAL
1	5/24/07		
2	12/19/07		
3	2/28/08		
4	4/9/09		Reviewed

JOB NUMBER 10341
DATE 2/08/06
DESIGNED MB
CHECKED MB
DRAWN AO/SHE

COMMUNITY SETTING MAP

T1.03

© 2000 Blackwell Science Ltd, *Journal of Internal Medicine* 247: 399–404



Legend

- Phase I Planning Envelope
- Galisteo Basin Preserve Boundary
- Existing Road
- Galisteo Basin Preserve Roads
- Phase I Roads
- Railroad
- Intermittent stream or arroyo
- 20 foot Contour
- Section Line
- FEMA floodway
- Phase I Development Footprint
- Development Footprint

Data Source: Contours: generated from 10 meter USGS DEMs. Elevation: USGS Census Bureau Hydrology: U.S. Census Bureau - Tiger/Line 2006 Second Edition dataset; Flood plain: FEMA 2006 Flood Insurance Rate Maps

Scale: 1"=2000 Feet

VICINITY MAP

Commonweal Conservancy
Conservation-Based Community Development
117 N. Guadalupe Street, Suite C
Santa Fe, New Mexico 87501
www.commonwealconservancy.org



Computer Terrain Mapping, Inc.
1401 Industrial Street, Suite C
Santa Fe, New Mexico 87501
www.ctm-inc.com



The Village at the Galisteo Basin Preserve, Phase I
A Conservation-Based Community Development
Santa Fe, New Mexico

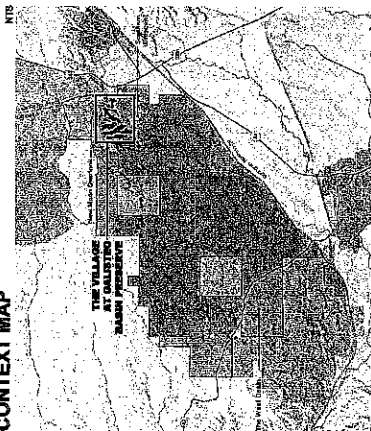
ISSUE DATE	
1	9/24/07
2	12/19/07
3	7/16/08
4	4/1/09

JOB NUMBER	
DATE	7/16/08
DESIGNED	XX
CHECKED	XX
DATE	XX
SCALE	XX

VICINITY MAP

T1.04

CONTEXT MAP



SANTA FE COUNTY NOTES AND CONDITIONS:

1. The developer shall address compliance with the County road standards with the Preliminary Plan/Development application.
2. Development within the US 84-285 Highway Corridor shall comply with the district standards of the US South Highway Corridor Ordinance (Ordinance No. 2003-08).
3. The Village of Galisteo Basin Preserve shall conform to the County's Highway Hearing Ordinance. An affordable housing agreement will be required with the Phase 1 Preliminary Plan/Development application.
4. A detailed signage and lighting plan will be required with the Phase 1 Preliminary Plan/Development application.
5. Maximum building height shall not exceed 24 feet.
6. Commercial Development shall join with the Village of Galisteo in a well-maintained program.

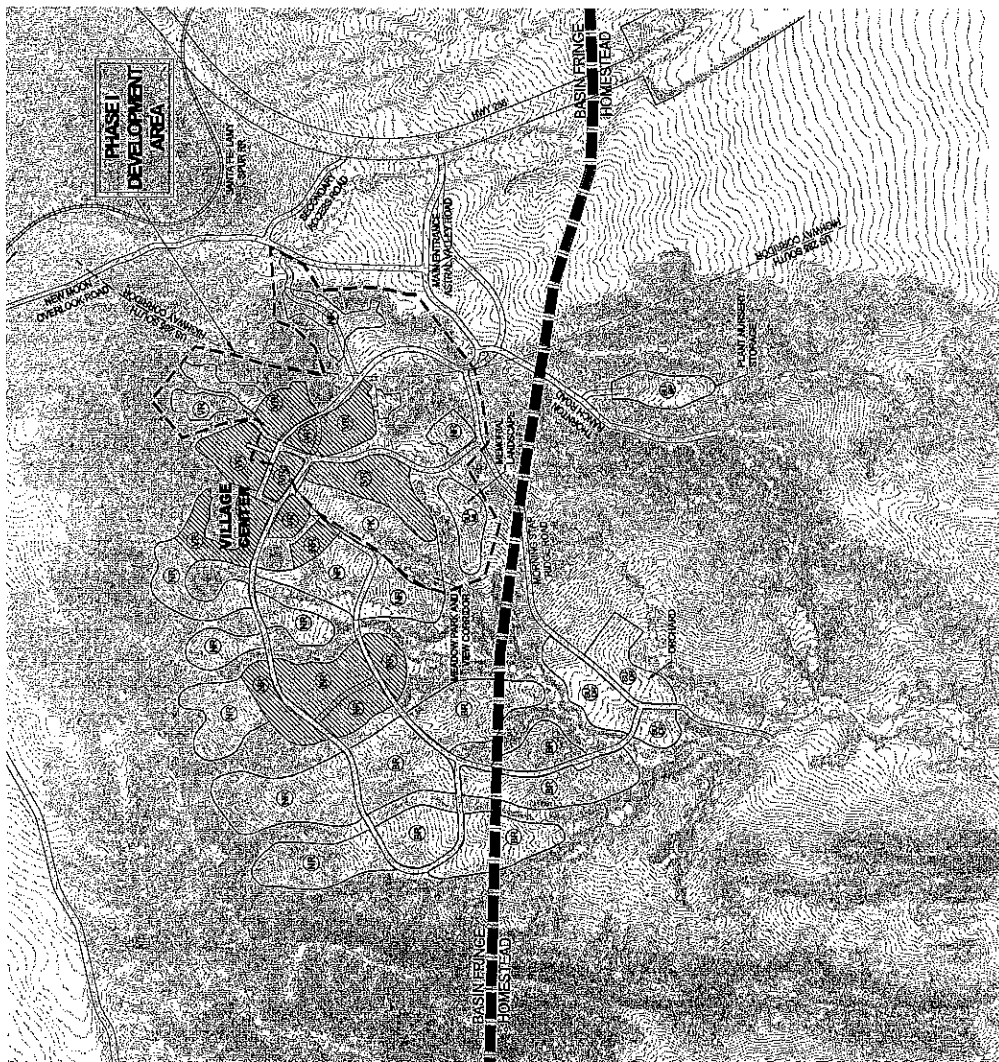
NOTE ON MASTER PLAN REVISION

1. Subsequent to the QDC and SCC approvals of the Village Master Plan in 2007, Commonweal Conservancy reconfigured the building envelopes for Phase I. This revision was made to better integrate the development with the surrounding landscape and to enhance the visual quality of the development.
2. Commonweal Conservancy has identified the landscape elements in the Village Master Plan that are critical to the development's success. These elements include the landscape, the building envelopes, and the visual quality of the development. This revision is in accordance with the Phase I reconfiguration of the development envelopes from 207 to 233.2 acres.

LEGEND

(N/A) = Not Applicable

(S) Special Use Zone	(R) Residential
(C) Commercial	(H) Highway
(M) Medium Density Residential	(P) Parks
(L) Low Density Residential	(S) Special Use Zone
(H) Highway	(R) Residential
(P) Parks	(S) Special Use Zone
(S) Special Use Zone	(R) Residential
(H) Highway	(P) Parks
(P) Parks	(S) Special Use Zone



1 VILLAGE MASTER PLAN & PHASE I

SOURCE: JANUARY 6, 2008 MASTER PLAN

Commonweal Conservancy
Conservation-Based Community Development
117 ALbuquerque Blvd., Suite 100
Santa Fe, New Mexico 87501
www.commonwealconservancy.org



Sites Workshop LLC
Landscape Architecture
1001 First Street, Suite 100
Santa Fe, New Mexico 87501
www.sitesworkshop.com

The Village at the Galisteo Basin Preserve, Phase I
A Conservation-Based Community Development
Santa Fe, New Mexico

ISSUE DATE	DESCRIPTION
1. 12/12/07	QUARTERLY REVIEW
2. 12/12/07	QUARTERLY REVIEW
3. 12/12/07	QUARTERLY REVIEW
4. 12/12/07	QUARTERLY REVIEW

APPROVALS	DATE
DESIGNED BY	12/12/07
CHECKED BY	12/12/07
DRAWN BY	12/12/07
SCALE	AS SHOWN

REVISED
MASTER PLAN

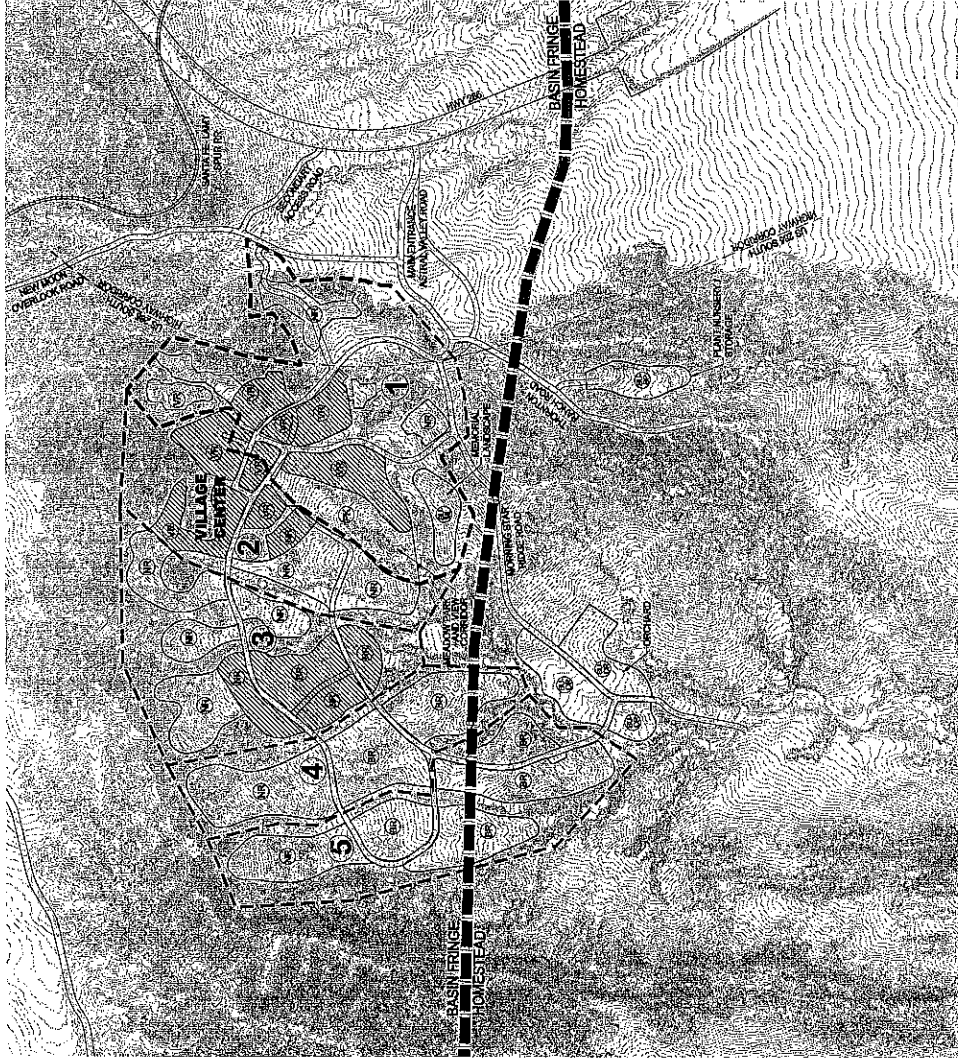
T1.05

CONTEXT MAP



LEGEND

- (du/acre = building units per acre)
- (65) Village Residential (10-25 du/acre)
 - (66) Neighborhood Residential (10-15 du/acre)
 - (67) Basin Residential (8-10 du/acre)
 - (68) Parks
 - (69) Special Use Zone Commercial Uses (corner lot use only)
 - (70) Special Use Zone Recreational Uses
 - (71) Special Use Zone Memorial Landscapes
 - (72) Development Envelopes
 - (73) Mixed Uses (gas, cafe, general store, post office, school)
 - 1 Phase I Development
 - 2 Phase II Development
 - 3 Phase III Development
 - 4 Phase IV Development
 - 5 Phase V Development



1 THE VILLAGE AT THE GALISTEO BASIN PRESERVE PHASING PLAN

Commonweal Conservancy
Commonweal-Based Community Development
1711 N. Guadalupe Street, Suite C
Marble Hill, New Mexico 87007
www.commonwealconservancy.org



SiteWorkshop LLC
Landscape Architecture
3027 First Street South, NW 98101
www.siteworkshop.com

The Village at the Galisteo Basin Preserve, Phase I
A Commonweal-Based Community Development
Santa Fe, New Mexico

DATE	DESCRIPTION
7/16/06	REVISED
7/16/06	REVISED
7/16/06	REVISED
7/16/06	REVISED

DATE	DESCRIPTION
7/16/06	REVISED
7/16/06	REVISED
7/16/06	REVISED
7/16/06	REVISED

PHASING PLAN

T1.06

LOT & UNIT SUMMARY - RESIDENTIAL

LOT TYPE	STYL	UNITS MARKET-RATE	UNITS AFFORDABLE	TOTALS UNITS	TOTALS LOTS	LOT SIZE
ATTACHED						
STUDIO CONDO	A1	2	2	2	2	1,300-2,000
STUDIO CONDO	A2	1	1	2	2	1,700-3,000
HACIENDA CONDO	A4*	9	9	18	3	NA
TOWNHOME	B1	5	3	8	8	3,200-5,000
TOWNHOME	B2	9	1	10	10	2,600-5,400
COURTYARD	C1	1	1	2	2	2,400-4,000
DETACHED						
COTTAGE	A3	9	6	15	15	1,400-4,500
COURTYARD	D1	20	20	40	40	4,300-7,700
VILLAGE	D2	25	5	30	25	4,300-7,700
CARTON	F2	25	25	50	25	5,800-15,000
TOTALS		104	45	149	134	

* MULTIFAMILY LOT, WHICH WILL INCLUDE MORE THAN ONE UNIT PER LOT

LOT & BUILDING SUMMARY - COMMERCIAL & CIVIC

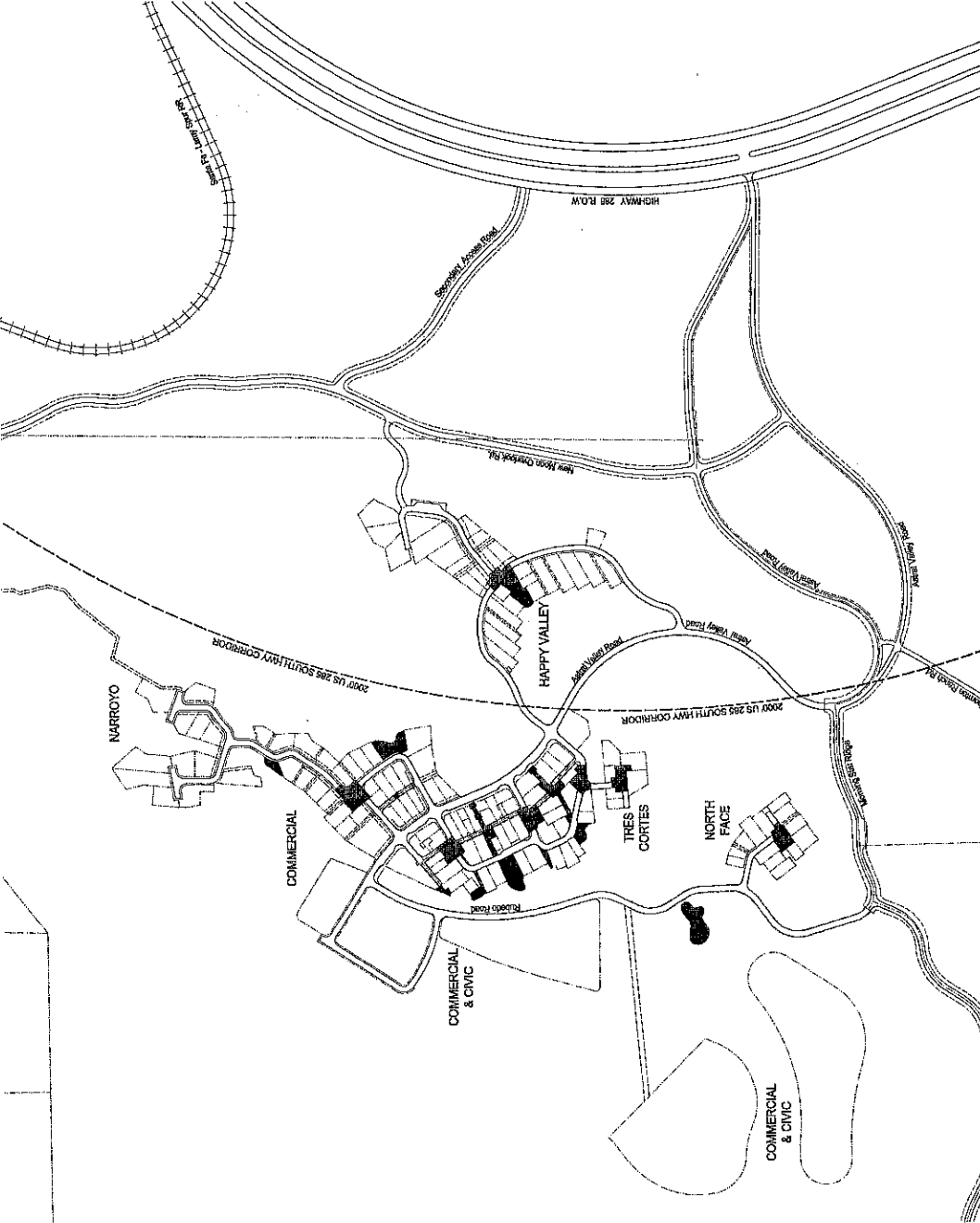
LOT # / PROPOSED USES	AREA (AC)	BUILDING AREA (SF)
LOT 1		
SALES / ENVIRONMENTAL CENTER	1.0	5,000 SF
LOT 2		
COMMUNITY FACILITY / POST OFFICE	2.0	5,000 SF
CAFE / MERCANTILE		5,000 SF
LOT 3		
SCHOOL	3.0	22,500 SF
LOT 4		
WASTE WATER TREATMENT	5.1	0 SF
LOT 5		
MEMORIAL LANDSCAPE	5.1	0 SF
TOTALS	16.2	37,500 SF

SUMMARY - OPEN SPACE

PROPOSED USES	AREA (AC)
PARKS / PASEOS / RECREATIONAL OPEN SPACE	14.8
TOTAL	14.8

NOTES:

1. Reference plot plans P1.01-P1.06 for all Block, Lot, Tract and Easement information.



DEVELOPMENT PLAN

Commonweal Conservancy
Conservation-Based Community Development
1714 Quaker Lane, Suite C
San Jose, CA 95128
408.282.2071
www.commonwealconservancy.org



Site Workshop LLC
Landscape Architecture
1527 Paul Allen Mall, Suite 101
Sunnyvale, CA 94086
www.siteworkshop.com

The Village at the Galisteo Basin Preserve, Phase I
A Conservation-Based Community Development
Santa Fe, New Mexico

ISSUE DATE	DATE	DESCRIPTION
1	9/26/07	COUNTY PRELIMINARY REVIEW
2	12/19/07	PROGRESS REPORT
3	2/28/08	PRELIMINARY PLAN SUBMITTAL
4	3/20/08	REVISION
5	4/1/08	REVISION

JOB NUMBER:	108-1
DATE:	2/28/08
DRAWN BY:	MS
CHECKED BY:	MS
SCALE:	1" = 200'

DEVELOPMENT PLAN AND LOT SUMMARY

D1.01

© 2008 SITEWORKSHOP LLC. ALL RIGHTS RESERVED

SECTION 31, TOWNSHIP 15 NORTH, RANGE 10 EAST
SECTION 6, TOWNSHIP 14 NORTH, RANGE 10 EAST

SEE SHEET P1.07
FOR LOT AND C&G
COMMERCIAL AND C&G

FUTURE PHASES

VILLAGE COMMERCIAL
AND CIVIC
SHEET P1.08

TRES CORTES
SHEET P1.04

NORTH FACE
SHEET P1.05

NARROYO
SHEET P1.03

HAPPY VALLEY
SHEET P1.02

OPEN SPACE

OPEN SPACE

OPEN SPACE

OPEN SPACE

SECONDARY ACCESS ROAD



The Village at the Galisteo Basin Preserve, Phase 1

A Conservation-Based Community Development
Santa Fe, New Mexico



MAGNUSON
KLEINMAN
ARCHITECTS
P.C.
117 N. Guadalupe Street, Suite C
Santa Fe, New Mexico 87501
505.988.1231
www.magnusonkleinman.com

Commonweal Conservancy
Conservation-Based Community Development
117 N. Guadalupe Street, Suite C
Santa Fe, New Mexico 87501
505.988.1231
www.commonwealconservancy.org

ISSUE DATE		COUNTY PRELIMINARY REVIEW	
1.	9/24/07	1.	9/24/07
2.	11/19/07	2.	11/19/07
3.	2/19/08	3.	2/19/08
4.	5/17/08	4.	5/17/08
NO. DATE		REVISION	

AKS NUMBER:	20063
DATE:	2006
DESIGNED:	ENR
CHECKED:	ENR
SCALE:	AS SHOWN

PRELIMINARY PLAT
- OVERALL

P1.01



LOT #	SQUARE FEET	ADVIS
1	6208	6.18
2	6733	6.18
3	6733	6.18
4	6355	6.18
5	4492	5.90
6	7575	5.07
7	7575	5.07
8	6213	6.18
9	6733	6.18
10	6213	6.18
11	6414	6.18
12	6208	5.90
13	7654	6.18
14	6213	6.18
15	4231	5.07
16	5448	5.01
17	5271	5.18
18	5271	5.18
19	4276	5.15
20	11440	9.76
21	18845	9.20
22	1477	5.19
23	10697	9.25
24	14946	9.24
25	13248	9.24
26	1477	5.11
27	4624	5.11
28	5131	5.17

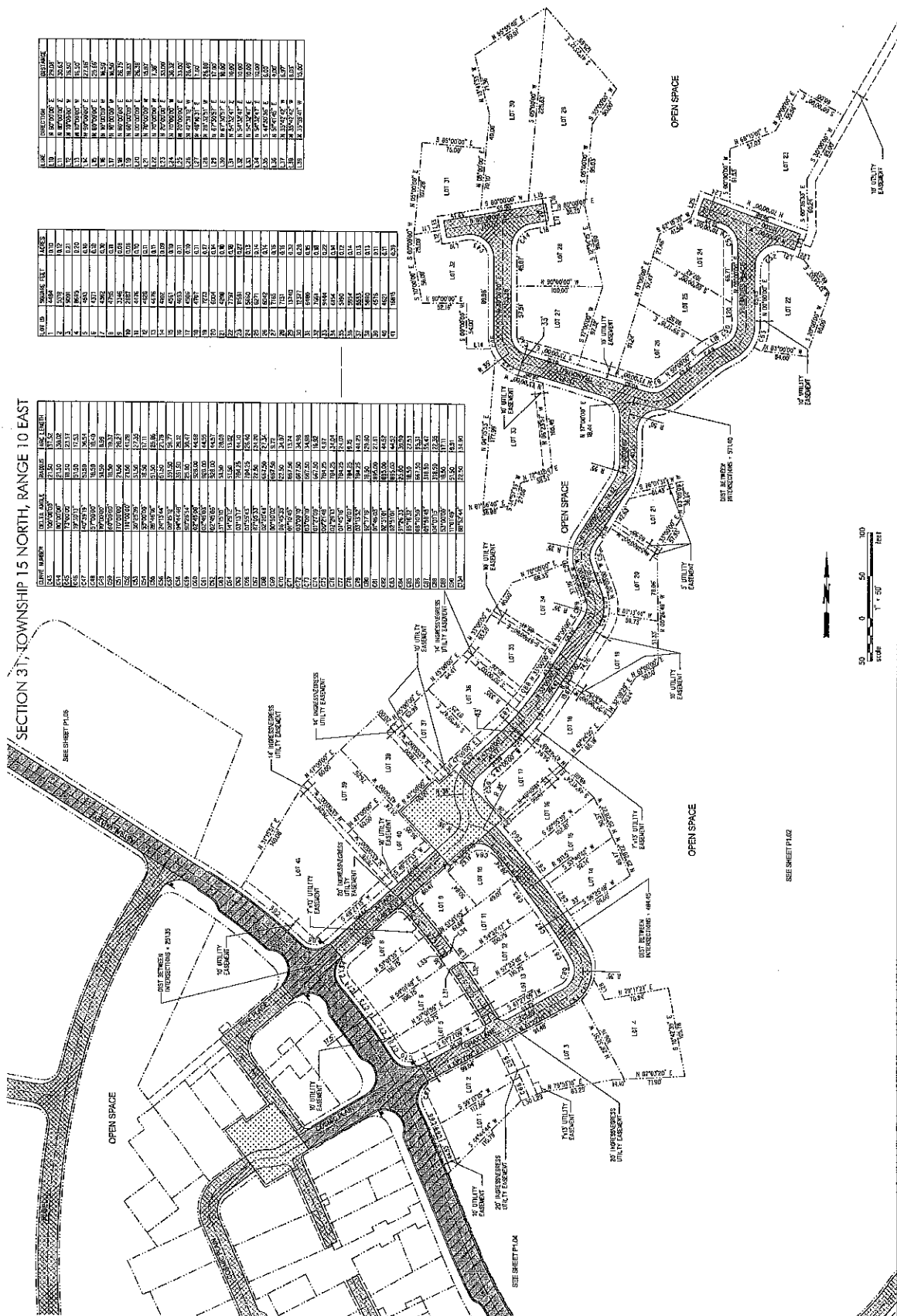
C14	C15	C16	C17	C18	C19	C20	C21	C22	C23	C24	C25	C26	C27	C28	C29	C30	C31	C32	C33	C34	C35	C36	C37	C38	C39	C40	C41	C42
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----



Continental Conservancy

DATE	NAME	LAST NAME	AGE	SEX	HEIGHT	WEIGHT	HAIR	COMPLEXION	RELIGION	EDUCATION	STATUS	REMARKS
1945	1	DAVID	21	M	5'10"	155	B	Fair	Protestant	High School	Single	Good
1946	2	JOHN	22	M	5'8"	140	B	Fair	Catholic	High School	Single	Good
1947	3	MARY	19	F	5'4"	120	B	Fair	Protestant	High School	Single	Good
1948	4	JOHN	23	M	5'9"	145	B	Fair	Catholic	High School	Single	Good
1949	5	MARY	20	F	5'5"	125	B	Fair	Protestant	High School	Single	Good
1950	6	JOHN	24	M	5'10"	150	B	Fair	Catholic	High School	Single	Good
1951	7	MARY	21	F	5'6"	130	B	Fair	Protestant	High School	Single	Good
1952	8	JOHN	25	M	5'11"	155	B	Fair	Catholic	High School	Single	Good
1953	9	MARY	22	F	5'7"	135	B	Fair	Protestant	High School	Single	Good
1954	10	JOHN	26	M	5'12"	160	B	Fair	Catholic	High School	Single	Good
1955	11	MARY	23	F	5'8"	140	B	Fair	Protestant	High School	Single	Good
1956	12	JOHN	27	M	5'13"	165	B	Fair	Catholic	High School	Single	Good
1957	13	MARY	24	F	5'9"	145	B	Fair	Protestant	High School	Single	Good
1958	14	JOHN	28	M	5'14"	170	B	Fair	Catholic	High School	Single	Good
1959	15	MARY	25	F	5'10"	150	B	Fair	Protestant	High School	Single	Good
1960	16	JOHN	29	M	5'15"	175	B	Fair	Catholic	High School	Single	Good
1961	17	MARY	26	F	5'11"	155	B	Fair	Protestant	High School	Single	Good
1962	18	JOHN	30	M	5'16"	180	B	Fair	Catholic	High School	Single	Good
1963	19	MARY	27	F	5'12"	160	B	Fair	Protestant	High School	Single	Good
1964	20	JOHN	31	M	5'17"	185	B	Fair	Catholic	High School	Single	Good
1965	21	MARY	28	F	5'13"	165	B	Fair	Protestant	High School	Single	Good
1966	22	JOHN	32	M	5'18"	190	B	Fair	Catholic	High School	Single	Good
1967	23	MARY	29	F	5'14"	170	B	Fair	Protestant	High School	Single	Good
1968	24	JOHN	33	M	5'19"	195	B	Fair	Catholic	High School	Single	Good
1969	25	MARY	30	F	5'15"	175	B	Fair	Protestant	High School	Single	Good
1970	26	JOHN	34	M	5'20"	200	B	Fair	Catholic	High School	Single	Good
1971	27	MARY	31	F	5'16"	180	B	Fair	Protestant	High School	Single	Good
1972	28	JOHN	35	M	5'21"	205	B	Fair	Catholic	High School	Single	Good
1973	29	MARY	32	F	5'17"	185	B	Fair	Protestant	High School	Single	Good
1974	30	JOHN	36	M	5'22"	210	B	Fair	Catholic	High School	Single	Good
1975	31	MARY	33	F	5'18"	190	B	Fair	Protestant	High School	Single	Good
1976	32	JOHN	37	M	5'23"	215	B	Fair	Catholic	High School	Single	Good
1977	33	MARY	34	F	5'19"	195	B	Fair	Protestant	High School	Single	Good
1978	34	JOHN	38	M	5'24"	220	B	Fair	Catholic	High School	Single	Good
1979	35	MARY	35	F	5'20"	200	B	Fair	Protestant	High School	Single	Good
1980	36	JOHN	39	M	5'25"	225	B	Fair	Catholic	High School	Single	Good
1981	37	MARY	36	F	5'21"	205	B	Fair	Protestant	High School	Single	Good
1982	38	JOHN	40	M	5'26"	230	B	Fair	Catholic	High School	Single	Good
1983	39	MARY	37	F	5'22"	210	B	Fair	Protestant	High School	Single	Good
1984	40	JOHN	41	M	5'27"	235	B	Fair	Catholic	High School	Single	Good
1985	41	MARY	38	F	5'23"	215	B	Fair	Protestant	High School	Single	Good
1986	42	JOHN	42	M	5'28"	240	B	Fair	Catholic	High School	Single	Good
1987	43	MARY	39	F	5'24"	220	B	Fair	Protestant	High School	Single	Good
1988	44	JOHN	43	M	5'29"	245	B	Fair	Catholic	High School	Single	Good
1989	45	MARY	40	F	5'25"	225	B	Fair	Protestant	High School	Single	Good
1990	46	JOHN	44	M	5'30"	250	B	Fair	Catholic	High School	Single	Good
1991	47	MARY	41	F	5'26"	230	B	Fair	Protestant	High School	Single	Good
1992	48	JOHN	45	M	5'31"	255	B	Fair	Catholic	High School	Single	Good
1993	49	MARY	42	F	5'27"	235	B	Fair	Protestant	High School	Single	Good
1994	50	JOHN	46	M	5'32"	260	B	Fair	Catholic	High School	Single	Good
1995	51	MARY	43	F	5'28"	240	B	Fair	Protestant	High School	Single	Good
1996	52	JOHN	47	M	5'33"	265	B	Fair	Catholic	High School	Single	Good
1997	53	MARY	44	F	5'29"	245	B	Fair	Protestant	High School	Single	Good
1998	54	JOHN	48	M	5'34"	270	B	Fair	Catholic	High School	Single	Good
1999	55	MARY	45	F	5'30"	250	B	Fair	Protestant	High School	Single	Good
2000	56	JOHN	49	M	5'35"	275	B	Fair	Catholic	High School	Single	Good
2001	57	MARY	46	F	5'31"	255	B	Fair	Protestant	High School	Single	Good
2002	58	JOHN	50	M	5'36"	280	B	Fair	Catholic	High School	Single	Good
2003	59	MARY	47	F	5'32"	260	B	Fair	Protestant	High School	Single	Good
2004	60	JOHN	51	M	5'37"	285	B	Fair	Catholic	High School	Single	Good
2005	61	MARY	48	F	5'33"	265	B	Fair	Protestant	High School	Single	Good
2006	62	JOHN	52	M	5'38"	290	B	Fair	Catholic	High School	Single	Good
2007	63	MARY	49	F	5'34"	270	B	Fair	Protestant	High School	Single	Good
2008	64	JOHN	53	M	5'39"	295	B	Fair	Catholic	High School	Single	Good
2009	65	MARY	50	F	5'35"	275	B	Fair	Protestant	High School	Single	Good
2010	66	JOHN	54	M	5'40"	300	B	Fair	Catholic	High School	Single	Good
2011	67	MARY	51	F	5'36"	280	B	Fair	Protestant	High School	Single	Good
2012	68	JOHN	55	M	5'41"	305	B	Fair	Catholic	High School	Single	Good
2013	69	MARY	52	F	5'37"	285	B	Fair	Protestant	High School	Single	Good
2014	70	JOHN	56	M	5'42"	310	B	Fair	Catholic	High School	Single	Good
2015	71	MARY	53	F	5'38"	290	B	Fair	Protestant	High School	Single	Good
2016	72	JOHN	57	M	5'43"	315	B	Fair	Catholic	High School	Single	Good
2017	73	MARY	54	F	5'39"	295	B	Fair	Protestant	High School	Single	Good
2018	74	JOHN	58	M	5'44"	320	B	Fair	Catholic	High School	Single	Good
2019	75	MARY	55	F	5'40"	300	B	Fair	Protestant	High School	Single	Good
2020	76	JOHN	59	M	5'45"	325	B	Fair	Catholic	High School	Single	Good
2021	77	MARY	56	F	5'41"	305	B	Fair	Protestant	High School	Single	Good
2022	78	JOHN	60	M	5'46"	330	B	Fair	Catholic	High School	Single	Good
2023	79	MARY	57	F	5'42"	310	B	Fair	Protestant	High School	Single	Good
2024	80	JOHN	61	M	5'47"	335	B	Fair	Catholic	High School	Single	Good
2025	81	MARY	58	F	5'43"	315	B	Fair	Protestant	High School	Single	Good
2026	82	JOHN	62	M	5'48"	340	B	Fair	Catholic	High School	Single	Good
2027	83	MARY	59	F	5'44"	320	B	Fair	Protestant	High School	Single	Good
2028	84	JOHN	63	M	5'49"	345	B	Fair	Catholic	High School	Single	Good
2029	85	MARY	60	F	5'45"	325	B	Fair	Protestant	High School	Single	Good
2030	86	JOHN	64	M	5'50"	350	B	Fair	Catholic	High School	Single	Good
2031	87	MARY	61	F	5'46"	330	B	Fair	Protestant	High School	Single	Good
2032	88	JOHN	65	M	5'51"	355	B	Fair	Catholic	High School	Single	Good
2033	89	MARY	62	F	5'47"	335	B	Fair	Protestant	High School	Single	Good
2034	90	JOHN	66	M	5'52"	360	B	Fair	Catholic	High School	Single	Good
2035	91	MARY	63	F	5'48"	340	B	Fair	Protestant	High School	Single	Good
2036	92	JOHN	67	M	5'53"	365	B	Fair	Catholic	High School	Single	Good
2037	93	MARY	64	F	5'49"	345	B	Fair	Protestant	High School	Single	Good
2038	94	JOHN	68	M	5'54"	370	B	Fair	Catholic	High School	Single	Good
2039	95	MARY	65	F	5'50"	350	B	Fair	Protestant	High School	Single	Good
2040	96	JOHN	69	M	5'55"	375	B	Fair	Catholic	High School	Single	Good
2041	97	MARY	66	F	5'51"	355	B	Fair	Protestant	High School	Single	Good
2042	98	JOHN	70	M	5'56"	380	B	Fair	Catholic	High School	Single	Good
2043	99	MARY	67	F	5'52"	360	B	Fair	Protestant	High School	Single	Good
2044	100	JOHN	71	M	5'57"	385	B	Fair	Catholic	High School	Single	Good
2045	101	MARY	68	F	5'53"	365	B	Fair	Protestant	High School	Single	Good
2046	102	JOHN	72	M	5'58"	390	B	Fair	Catholic	High School	Single	Good
2047	103	MARY	69	F	5'54"	370	B	Fair	Protestant	High School	Single	Good
2048	104	JOHN	73	M	5'59"	395	B	Fair	Catholic	High School	Single	Good
2049	105	MARY	70	F	5'55"	375	B	Fair	Protestant	High School	Single	Good
2050	106	JOHN	74	M	5'60"	400	B	Fair	Catholic	High School	Single	Good
2051	107	MARY	71	F	5'56"	380	B	Fair	Protestant	High School	Single	Good
2052	108	JOHN	75	M	5'61"	405	B	Fair	Catholic	High School	Single	Good
2053	109	MARY	72	F	5'57"	385	B	Fair	Protestant	High School	Single	Good
2054	110	JOHN	76	M	5'62"	410	B	Fair	Catholic	High School	Single	Good
2055	111	MARY	73	F	5'58"	390	B	Fair	Protestant	High School	Single	Good
2056	112	JOHN	77	M	5'63"	415	B	Fair	Catholic	High School	Single	Good
2057	113	MARY	74	F	5'59"	395	B	Fair	Protestant	High School	Single	Good
2058	114	JOHN	78	M	5'64"	420	B	Fair	Catholic	High School	Single	Good
2059	115	MARY	75	F	5'60"	400	B	Fair	Protestant	High School	Single	Good
2060	116	JOHN	79	M	5'65"	425	B	Fair	Catholic	High School	Single	Good
2061	117	MARY	76	F	5'61"	405	B	Fair	Protestant	High School	Single	Good
2062	118	JOHN	80	M	5'66"	430	B	Fair	Catholic	High School	Single	Good
2063	119	MARY	77	F	5'62"	410	B	Fair	Protestant	High School	Single	Good
2064	120	JOHN	81	M	5'67"	435	B	Fair	Catholic	High School	Single	Good
2065	121	MARY	78	F	5'63"	415	B	Fair	Protestant	High School	Single	Good
2066	122	JOHN	82	M	5'68"	440	B	Fair	Catholic	High School	Single	Good
2067	123	MARY	79	F	5'64"	420	B	Fair	Protestant	High School	Single	Good
2068	124	JOHN	83	M	5'69"	445	B	Fair	Catholic	High School	Single	Good
2069	125	MARY	80	F	5'65"	425	B	Fair	Protestant	High School	Single	Good
2070	126	JOHN	84	M	5'70"	450	B	Fair	Catholic	High School	Single	Good
2071	127	MARY	81	F	5'66"	430	B	Fair	Protestant	High School	Single	Good
2072	128	JOHN	85	M	5'71"	455	B	Fair	Catholic	High School	Single	Good
2073	129	MARY	82	F	5'67"	435	B	Fair	Protestant	High School	Single	Good
2074	130	JOHN	86	M	5'72"	460	B	Fair	Catholic	High School	Single	Good
2075	131	MARY	83	F	5'68"	440	B	Fair	Protestant	High School	Single	Good
2076	132	JOHN	87	M	5'73"	465	B	Fair	Catholic	High School	Single	Good
2077	133	MARY	84	F	5'69"	445	B	Fair				

SLUT ID	SLUT NAME	AGE	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000
---------	-----------	-----	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------

[illegible]

The Village at the Galisteo Basin Preserve,

Phase 1

ation-Based Community Development
Santa Fe, New Mexico



**MAGNUSSON
KLEMMENCIC
ASSOCIATES**

Braverman + Choi Engineers
1301 Pike Avenue, Suite 2700
Seattle, Washington WA 98101-2889
Tel 206 242 1200 Fax 206 292 1501
www.mka.com



Commonweal Conservancy
Conservation-Based Community Development
117 N. Guadalupe Street, Suite C
San Jose, CA, New Mexico 87701
205.882.9071
www.commonwealconservancy.org

PRELIMINARY PLAT
- NARROYO
BLOCK 2

JOB NUMBER:	1094.1
DATE:	2/20/08
DESIGNED:	DMR
CHECKED:	-
DRAWN:	DMR
SCALE:	AS SHOWN

ISSUE DATE		ISSUE TYPE	ISSUE DESCRIPTION	ISSUE STATUS	ISSUE ACTION	ISSUE COMMENTS
1	9/24/07	COUNTY PRELIMINARY REVIEW				
2	12/19/07	PROGRESS REPORT				
3	2/8/08	PRELIMINARY PLAT SUBMITTAL				

P1.03

NAME	SECTION	#	DATE
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9
10	10	10	10
11	11	11	11
12	12	12	12
13	13	13	13
14	14	14	14
15	15	15	15
16	16	16	16
17	17	17	17
18	18	18	18
19	19	19	19
20	20	20	20
21	21	21	21
22	22	22	22
23	23	23	23
24	24	24	24
25	25	25	25
26	26	26	26
27	27	27	27
28	28	28	28
29	29	29	29
30	30	30	30
31	31	31	31
32	32	32	32
33	33	33	33
34	34	34	34
35	35	35	35
36	36	36	36
37	37	37	37
38	38	38	38
39	39	39	39
40	40	40	40
41	41	41	41
42	42	42	42
43	43	43	43
44	44	44	44
45	45	45	45
46	46	46	46
47	47	47	47
48	48	48	48
49	49	49	49
50	50	50	50
51	51	51	51
52	52	52	52
53	53	53	53
54	54	54	54
55	55	55	55
56	56	56	56
57	57	57	57
58	58	58	58
59	59	59	59
60	60	60	60
61	61	61	61
62	62	62	62
63	63	63	63
64	64	64	64
65	65	65	65
66	66	66	66
67	67	67	67
68	68	68	68
69	69	69	69
70	70	70	70
71	71	71	71
72	72	72	72
73	73	73	73
74	74	74	74
75	75	75	75
76	76	76	76
77	77	77	77
78	78	78	78
79	79	79	79
80	80	80	80
81	81	81	81
82	82	82	82
83	83	83	83
84	84	84	84
85	85	85	85
86	86	86	86
87	87	87	87
88	88	88	88
89	89	89	89
90	90	90	90
91	91	91	91
92	92	92	92
93	93	93	93
94	94	94	94
95	95	95	95
96	96	96	96
97	97	97	97
98	98	98	98
99	99	99	99
100	100	100	100

[illegible]

Commonweal Conservancy
 Conservation-Based Community Development
 1717 H. Quindlen Street, Suite C
 San Francisco, CA 94115, New Mexico 07601
 Tel: 415.398.2200
www.commonwealconservancy.org

**MAGNUSSON
KLEMMENCIC
ASSOCIATES**

Structural & Civil Engineers
1701 7th Avenue, Suite 2700
North Vancouver, B.C. V8P 2B1
250-492-1200 • 250-292-1201



The Village at the Galisteo Basin II
Phase 1
A Conservation-Based Community Development
SANTA FE, NEW MEXICO

ISSUE DATE	
1	9/24/07
2	12/19/07
3	2/8/08

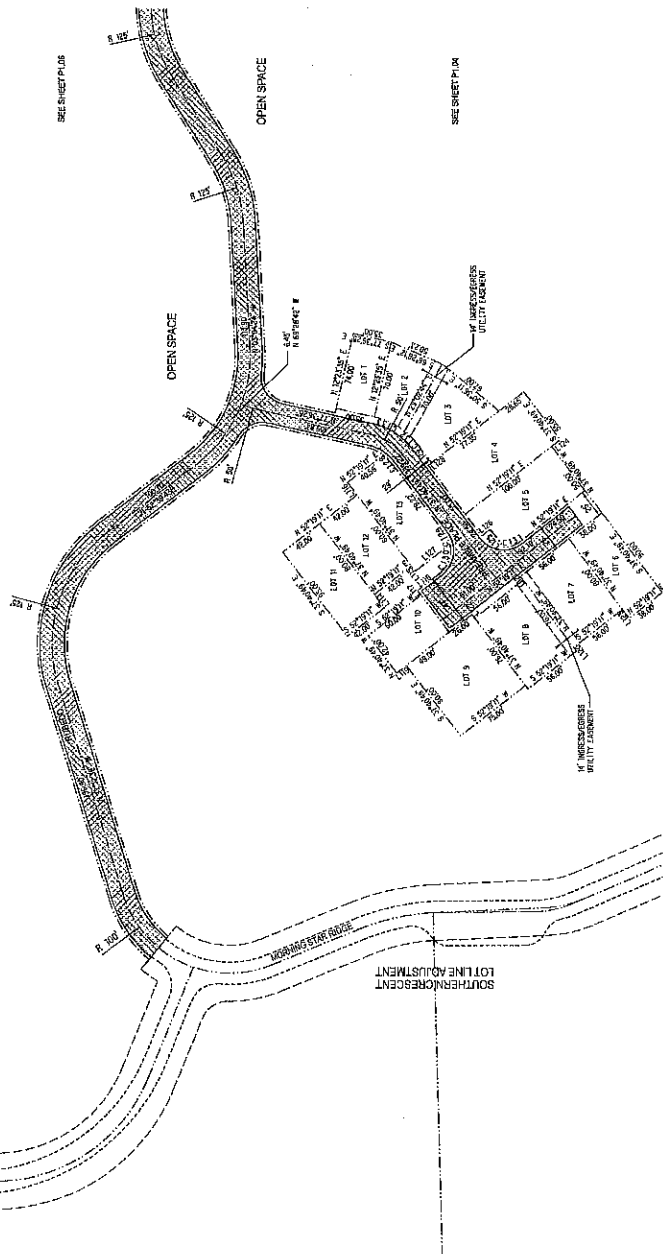
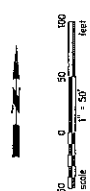
COUNTY PRELIMINARY REVIEW	PROGRESS PRINT	PRELIMINARY PLAT SUBMITTAL	DESCRIPTION
---------------------------	----------------	----------------------------	-------------


JOB NUMBER:	1094.1
DATE:	2/8/08
DESIGNED:	DWR
CHECKED:	---
DRAWN:	DWR
SCALE:	AS SHOWN

PRELIMINARY PLAT
- TRES CORTES
BLOCK 3

P1.04

LOT ID	SQUARE FEET	ADP'S
2450	2450	0.05
2739	2739	0.05
3237	3237	0.03
3650	3650	0.14
4378	4378	0.11
5420	5420	0.03
6480	6480	0.10
7480	7480	0.10
8000	8000	0.14
9105	9105	0.05
9700	9700	0.06
3560	3560	0.08






Commonwealth Conservancy
Conservation-Based Community Development

1917 N. Goodrich Street, Suite G
 Salt Lake City, Utah 84103
 801.525.0091
www.commonwealthconservancy.org

MAGNUSON KLEMANZ ASSOCIATES

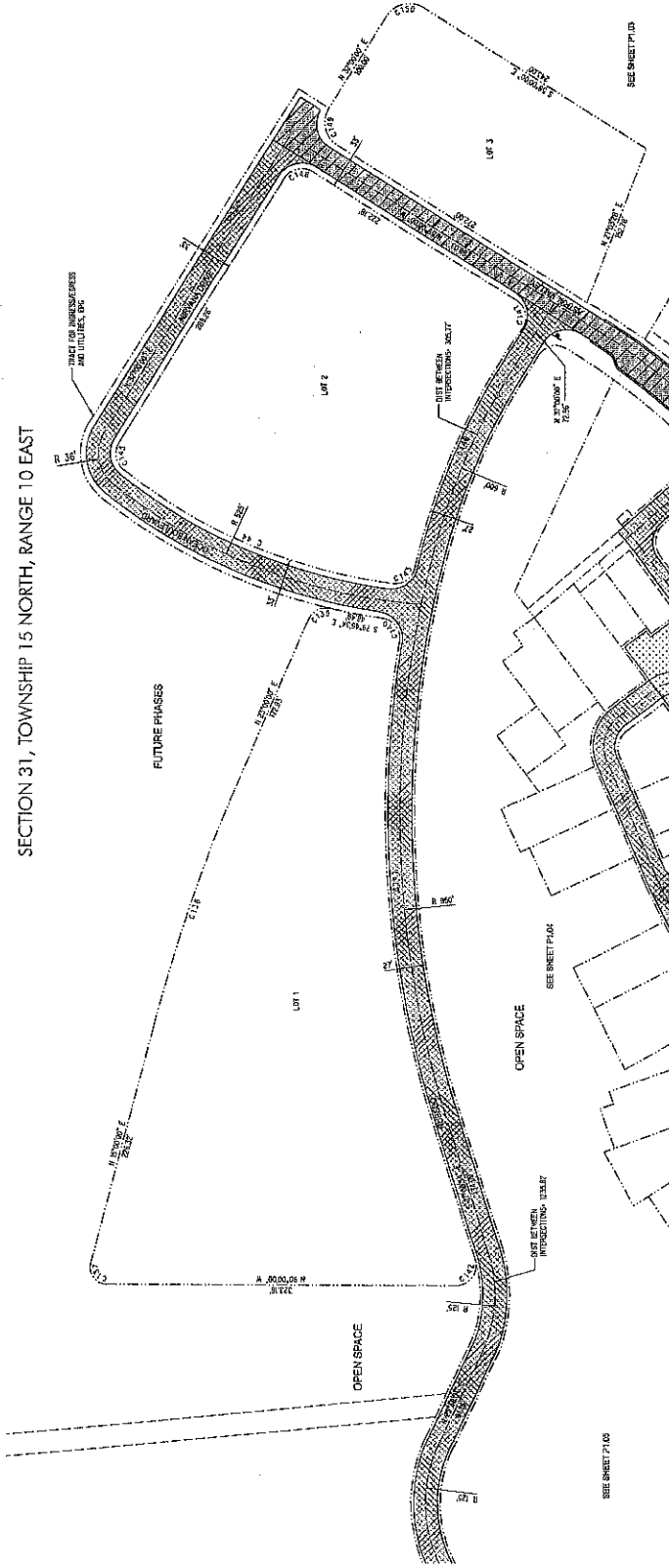
1000 North 1000 West
 Suite 200
 Salt Lake City, Utah 84119
 801.777.7038
www.mka.com



The Village at the Galisteo Basin Preserve,
Phase 1
A Conservation-Based Community Development
 Salt Lake City, New Mexico

PRELIMINARY PLAT
- NORTH FACE
BLOCK 4

DATE	BY	REVISION
12/15/03	JK	1.0
12/15/03	JK	2.0
12/15/03	JK	3.0
12/15/03	JK	4.0
12/15/03	JK	5.0
12/15/03	JK	6.0
12/15/03	JK	7.0
12/15/03	JK	8.0
12/15/03	JK	9.0
12/15/03	JK	10.0
12/15/03	JK	11.0
12/15/03	JK	12.0
12/15/03	JK	13.0
12/15/03	JK	14.0
12/15/03	JK	15.0
12/15/03	JK	16.0
12/15/03	JK	17.0
12/15/03	JK	18.0
12/15/03	JK	19.0
12/15/03	JK	20.0
12/15/03	JK	21.0
12/15/03	JK	22.0
12/15/03	JK	23.0
12/15/03	JK	24.0
12/15/03	JK	25.0
12/15/03	JK	26.0
12/15/03	JK	27.0
12/15/03	JK	28.0
12/15/03	JK	29.0
12/15/03	JK	30.0
12/15/03	JK	31.0
12/15/03	JK	32.0
12/15/03	JK	33.0
12/15/03	JK	34.0
12/15/03	JK	35.0
12/15/03	JK	36.0
12/15/03	JK	37.0
12/15/03	JK	38.0
12/15/03	JK	39.0
12/15/03	JK	40.0
12/15/03	JK	41.0
12/15/03	JK	42.0
12/15/03	JK	43.0
12/15/03	JK	44.0
12/15/03	JK	45.0
12/15/03	JK	46.0
12/15/03	JK	47.0
12/15/03	JK	48.0
12/15/03	JK	49.0
12/15/03	JK	50.0
12/15/03	JK	51.0
12/15/03	JK	52.0
12/15/03	JK	53.0
12/15/03	JK	54.0
12/15/03	JK	55.0
12/15/03	JK	56.0
12/15/03	JK	57.0
12/15/03	JK	58.0
12/15/03	JK	59.0
12/15/03	JK	60.0
12/15/03	JK	61.0
12/15/03	JK	62.0
12/15/03	JK	63.0
12/15/03	JK	64.0
12/15/03	JK	65.0
12/15/03	JK	66.0
12/15/03	JK	67.0
12/15/03	JK	68.0
12/15/03	JK	69.0
12/15/03	JK	70.0
12/15/03	JK	71.0
12/15/03	JK	72.0
12/15/03	JK	73.0
12/15/03	JK	74.0
12/15/03	JK	75.0
12/15/03	JK	76.0
12/15/03	JK	77.0
12/15/03	JK	78.0
12/15/03	JK	79.0
12/15/03	JK	80.0
12/15/03	JK	81.0
12/15/03	JK	82.0
12/15/03	JK	83.0
12/15/03	JK	84.0
12/15/03	JK	85.0
12/15/03	JK	86.0
12/15/03	JK	87.0
12/15/03	JK	88.0
12/15/03	JK	89.0
12/15/03	JK	90.0
12/15/03	JK	91.0
12/15/03	JK	92.0
12/15/03	JK	93.0
12/15/03	JK	94.0
12/15/03	JK	95.0
12/15/03	JK	96.0



NO.	AREA	ACRES
1	LOT 1	0.27
2	LOT 2	0.27
3	LOT 3	0.27
4	LOT 4	0.27
5	LOT 5	0.27

OPEN SPACE

NO.	AREA	ACRES
1	LOT 1	0.27
2	LOT 2	0.27
3	LOT 3	0.27
4	LOT 4	0.27
5	LOT 5	0.27

SEE SHEET 71.00

SEE SHEET 71.00

SEE SHEET 71.00

SEE SHEET 71.00

SEE SHEET 71.00

SEE SHEET 71.00

SEE SHEET 71.00

SEE SHEET 71.00

SEE SHEET 71.00

SEE SHEET 71.00

SEE SHEET 71.00

SEE SHEET 71.00

SEE SHEET 71.00

SEE SHEET 71.00

Commonweal Conservancy
Conservation-Based Community Development
1714 Geronimo Street, Suite C
Santa Fe, New Mexico 87501
505.823.0211
www.commonwealconservancy.org



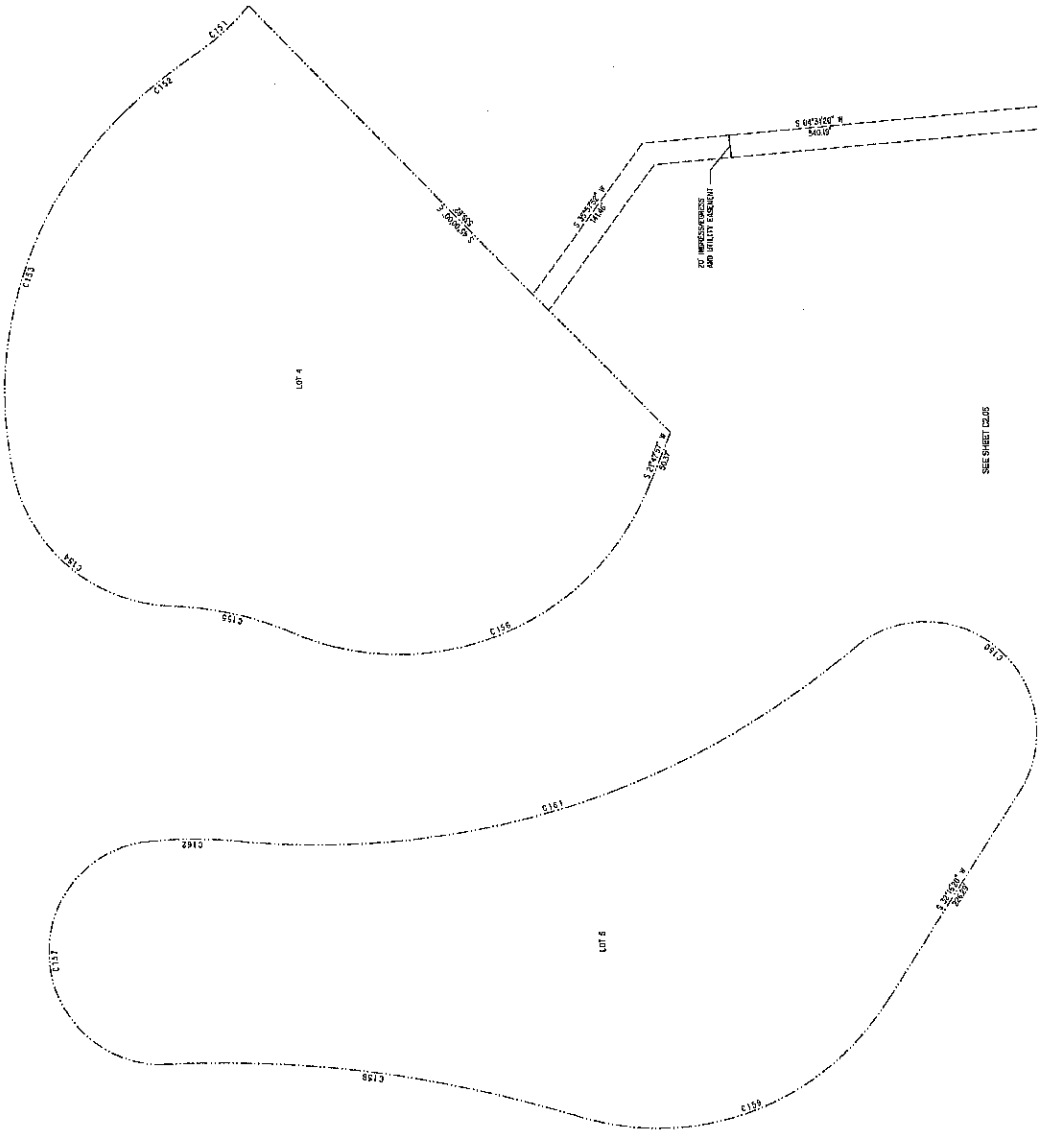
MAGNUSON
KLEMMER
ASSOCIATES
Engineers & Architects
1000 10th Street, Suite 100
Santa Fe, New Mexico 87501
505.823.0211

The Village at the Galisteo Basin Preserve,
Phase 1
A Conservation-Based Community Development
Santa Fe, New Mexico

ISSUE DATE	NO.	DATE	DESCRIPTION
1. 9/24/07	1	9/24/07	PRELIMINARY REVIEW
2. 12/19/07	2	12/19/07	PRELIMINARY REVIEW
3. 2/2/08	3	2/2/08	PRELIMINARY PLAT SUBMITTAL


JOB NUMBER:	2006.1
DATE:	2006
DESIGNED BY:	BMH
DRAWN BY:	BMH
SCALE:	AS SHOWN

PRELIMINARY PLAT -
VILLAGE COMMERCIAL
AND CIVIC
BLOCK 5
P1.06




COMP. AREA	NET AREA	GROSS AREA	NET AREA
LOT 4	10,717.52	24,500	65.26
LOT 5	10,717.52	11,100	17.07
LOT 6	10,717.52	11,100	17.07
LOT 7	10,717.52	11,100	17.07
LOT 8	10,717.52	11,100	17.07
LOT 9	10,717.52	11,100	17.07
LOT 10	10,717.52	11,100	17.07
LOT 11	10,717.52	11,100	17.07
LOT 12	10,717.52	11,100	17.07
LOT 13	10,717.52	11,100	17.07
LOT 14	10,717.52	11,100	17.07
LOT 15	10,717.52	11,100	17.07
LOT 16	10,717.52	11,100	17.07
LOT 17	10,717.52	11,100	17.07
LOT 18	10,717.52	11,100	17.07
LOT 19	10,717.52	11,100	17.07
LOT 20	10,717.52	11,100	17.07

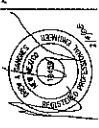
COMP. AREA	NET AREA	GROSS AREA	NET AREA
LOT 21	10,717.52	11,100	17.07
LOT 22	10,717.52	11,100	17.07
LOT 23	10,717.52	11,100	17.07
LOT 24	10,717.52	11,100	17.07
LOT 25	10,717.52	11,100	17.07
LOT 26	10,717.52	11,100	17.07
LOT 27	10,717.52	11,100	17.07
LOT 28	10,717.52	11,100	17.07
LOT 29	10,717.52	11,100	17.07
LOT 30	10,717.52	11,100	17.07



Commonweal Conservancy
Conservation-Based Community Development
1714 Quince Orchard Road, Suite C
Gaithersburg, MD 20878
410.288.1234
www.commonwealconservancy.org



**MAGNUSSON
KLEMENCIC
ASSOCIATES**
Surveyors & Civil Engineers
1000 West 10th Street, Suite 100
Anchorage, AK 99501
907.562.1234



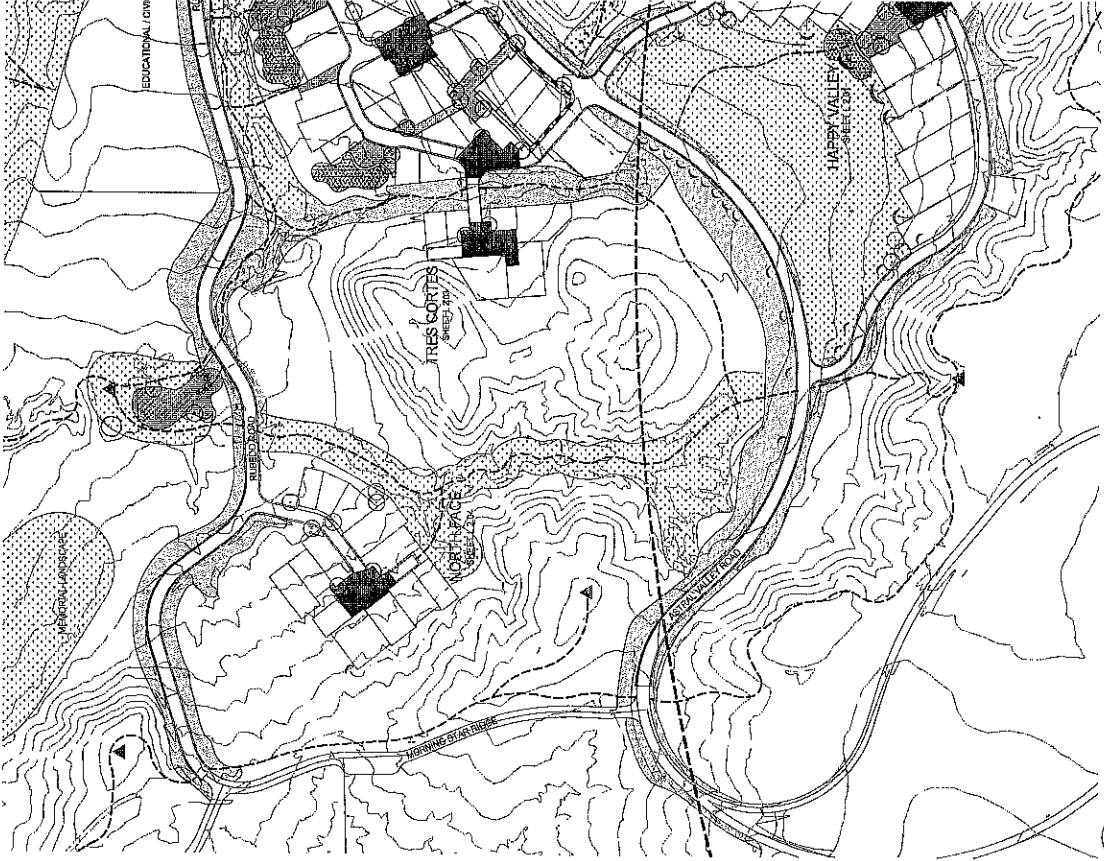
**THE VILLAGE AT THE GALISTEO BASIN PRESERVE,
Phase 1**
A Conservation-Based Community Development
Santa Fe, New Mexico

ISSUE DATE
1. 9/24/07
2. 12/19/07
3. 2/29/08

COUNTY PRELIMINARY REVIEW
DESIGNED: DWR
CHECKED: JWR
SCALE: AS SHOWN

**PRELIMINARY PLAT -
VILLAGE COMMERCIAL
AND CIVIC
BLOCK 5**

P1.07



1

Commonweal Conservancy
 1717 The Woodhouse
 Suite 100
 San Francisco, CA 94115
 415.774.1111
www.commonwealconservancy.org



SiteWorkshop LLC
 Landscape Architecture
 1827 First Avenue South
 Seattle, WA 98148
 206.365.3350
www.siteworkshop.com

The Village at the
A Commons

MEMORANDUM

DATE: February 9, 2010

TO: Board of County Commissioners

FROM: Vicki Lucero, Development Review Team Leader

VIA: Jack Kolkmeier, Land Use Administrator
Shelley Cobau, Building and Development Services Manager
Wayne Dalton, Building and Development Services Supervisor

FILE REF.: CDRC CASE # S 06-5031 The Village at Galisteo Basin Preserve

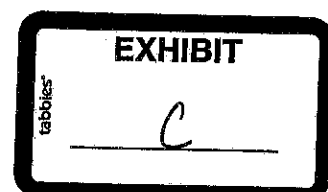
ISSUE:

Commonweal Conservancy Inc., applicant, Ted Harrison, agent request Preliminary Plat and Development Plan approval for Phase I of the Village at Galisteo Basin Preserve which will consist of 131 single family residential lots, 3 multi-family residential lots for a total of 149 residential units, and 5 non-residential lots within a 60 acre development envelope within an overall 10,000+acre area. The request also includes the following variances of the County Land Development Code: 1) To allow driveway locations to be closer than 100 feet from intersections; 2) To allow slopes of up to 5% within 50 feet of an intersection rather than required 3% or less within 100 feet of an intersection; 3) To allow driving lanes for Minor Arterial roads and Local Sub-Collector roads to be reduced to a width of less than 12 feet; 4) To reduce the required R-O-W width from 50 feet to 32 feet for Local Sub-collector Roads and 25 feet for Local Lane roadways; 5) To allow commercial and residential building heights of up to 30 feet in certain areas.

The property is located south of Eldorado, west off of US 285, within Sections 1, 3-5, 7-15, 17, 20-24, and 27 within Township 14 North, Range 9 East; Sections 5-7, and 18 within Township 14 North, Range 10 East; Sections 25 and 34-36, within Township 15 North, Range 9 East; and Sections 30 and 31, within Township 15 North, Range 10 East (Commission District 3).

SUMMARY:

On December 8, 2009, the BCC tabled this case and directed the applicant to submit a new market analysis, to provide more data regarding water availability for the entire development and to work with the communities of Galisteo, Eldorado, Lamy, Canonicito, and the Eldorado Area Water and Sanitation District (Refer to BCC Minutes in Exhibit "K"). The applicant has submitted



documentation regarding the meetings they have held with these communities and entities (Refer to Exhibit "T"), however, as of the time this information was submitted they had not met with the community of Canoncito.

The applicant did submit a revised market analysis (Refer to Exhibit "N"). Staff's review comments on the market analysis are attached in Exhibit "D".

The applicant submitted a letter to the County Utilities requesting water service for Phases II-V of the proposed development in order to address the long term water availability issue as directed by the BCC at the September meeting. The Utilities Department has issued a ready, willing and able letter to provide water to the development subject to several conditions (Refer to Exhibit "L").

Staff believes that a change in water supply from a private system to the County Utility would require a master plan amendment and this should be done prior to the Board taking action on the Preliminary Plat for Phases II-V. Staff also believes that this change could have an impact on the design of the water system that should be taken into account. This may require revised plans to be submitted for review.

On June 18, 2009, the CDRC met and acted on this case. The decision of the CDRC was to recommend approval of this request (Refer to CDRC Minutes in Exhibit "H"). The request that was presented to the CDRC included an additional variance to allow cul-de-sac greater than 500' in length. Article V, Section 8.2.1.d, of the Land Development Code states that cul-de-sacs (dead end roads) shall not be longer than 500 feet however, in low density residential areas the lengths of cul-de-sacs may be adjusted by the CDRC with the changes consistent with public safety factors. The CDRC approved the cul-de-sac length. After several meetings with the applicants regarding this specific issue staff has determined that a variance for the length of cul-de-sac is not needed.

On June 12, 2007, the BCC granted Master Plan Zoning approval for a mixed-use development consisting of 965 residential units; 150,000 sq. ft. of commercial, institutional, educational, and recreational land uses; and open space, parks, and trails on 10,316 acres.

On March 10, 2009, the BCC granted preliminary, non-binding approval of the proposed public improvement district for the Village at Galisteo Basin Preserve.

The applicant is now requesting preliminary plat and development plan approval for Phase I of the development which will consist of 131 single family lots and 18 multi-family units for a total of 149 residential units. There are 45 affordable housing units proposed which is 30% of the total number of units in Phase I.

Phase I will also consist of 15,000 sq. ft. of Commercial/Civic space, 22,400 sq. ft. of Educational uses, 5 acres of Memorial Landscape for "green burial," 2,394 sq. ft. of parks and open space, and 20 miles of trails. Commercial, Civic, Educational and Memorial Landscape development will be submitted under a separate development plan.

The property is located south of Eldorado on the west side of US 84-285. A small portion of the proposed site is within the US 84-285 Corridor District. That portion within the corridor will consist only of residential development, which is a permitted use.

Phase I of the development consists of two designated development intensity zones: Village residential, and Neighborhood residential. The Village residential zone is intended to accommodate a mixture of residential building types, which would allow densities of 10-25 dwelling units per acre and will include private or public utilities and infrastructure, as well as parks and open space. The Neighborhood residential zone is intended to accommodate a range of more closely matched residential building types. Densities will range from 5-15 units per acre and will include private or public utilities and infrastructure as well as parks and open space.

This application was reviewed for the following:

Roads/Access

The development will have two points of access off of US 84-285 that currently exist. These two access points will be connected through a looped road system within the development. This application was submitted to the State Department of Transportation and the County Public Works Department for review. Comments from these agencies are included in Exhibit "D."

Water

The developer is proposing to provide water to the development from two or more on-site wells that will be constructed as a community water system for Phase I.

A water budget for "The Village" has been submitted which estimates water use of 27.9 acre feet per year for Phase I. Residential water use will be restricted to 0.16 acre-feet per year. Water conservation measures will be implemented.

A geohydrologic report was submitted which proved adequate water availability for Phase I. Water rights will be transferred to the on-site wells. The applicant has submitted documentation regarding ownership of water rights for the first phase of the project.

Fire Protection

The Eldorado Fire District will provide fire service to the development. Land will be reserved for a new fire station near the Village center as part of Phase II. Primary roads will be designed to provide emergency vehicle access into each residential neighborhood in 2 directions.

The Village water system will also provide fire protection to the development. A 250,000 gallon water storage tank will be placed along the northern boundary of the development. Water mains will be sized to supply fire hydrants at a maximum spacing of 1,000 feet in residential areas and 250 feet near commercial and community structures.

Liquid and Solid Waste

The developer is proposing to construct a wastewater treatment plant, which will be designed to treat effluent that can be used for subsurface drip irrigation for residential landscapes and common areas. Treated effluent will be delivered to each lot in a pressurized reuse line.

The Homeowner's Association will contract with a solid waste removal service to serve this project.

Terrain Management/ Landscaping

The terrain management plan for "the Village" is designed to mitigate the effects of stormwater runoff, soil erosion, and/or wildlife habitat loss that could otherwise result from new development.

Stormwater management will include rooftop catchment systems, retention and detention structures, and conventional soil, vegetation, and arroyo stabilization measures.

Phase I is designed to limit the extent and intensity of the site clearing and grading in order to conserve a large portion of the property's native vegetation, drainage, and soil resource.

Prior to commencement of grading and construction activities, temporary erosion control measures will be implemented. During grading operations, check dams, silt fences, and sediment ponds will be installed.

Archaeology/Open Space

An archaeological survey was submitted which indicated that a total of 39 arch sites were located within the entire development area. Three of the sites were given archaeological clearance. The remaining 36 sites shall be put into protective easements and shall remain undisturbed.

The total project site consists of 10,316 acres however the actual development area for Phase I consists of approximately 60-acres. Parks and open space for Phase I will total approximately 2,394 acres. Neighborhood parks will be connected via a trail system to allow resident access to other parks, open space, and community resources in "the Village".

Trails will provide mobility throughout the Village, as well as to the communities located to the north, south, and east of the Preserve.

Affordable Housing

The developer is proposing to develop 30% affordable housing, which is approximately 45 units in Phase I. A preliminary affordable housing plan and agreement have been submitted.

Variances

The applicant is also requesting five variances of the County Land Development Code (Refer to Exhibit "F"). The applicant states that the project was designed based on the roadway standards of the Community College District Ordinance (Refer to Exhibit "K") although the property does not

fall within the jurisdiction of the Community College District. The requested variances are as follows:

The first is a variance of Article III, Section 4.4.3.a.5 which states that no driveway access may be located closer than 100 feet from an intersection. The applicant is requesting that driveways be allowed within the 100-foot threshold from an alley and/or intersection. There are 6 incidences where the 100 ft. spacing requirement is not met. Two of the occurrences are between 75' and 100'. The CCDO requires a minimum 75' separation between intersections, therefore, these two would be in compliance with CCDO standards. Three of the occurrences range between 60' and 68' and would be considered a minimal easing of the CCDO standards. The most extreme occurrence has a 14' spacing between intersections. In an attempt to mitigate this variance the applicant is proposing to maintain site distance triangles which could provide adequate visibility to vehicles exiting at this point.

The second is a variance of Article V, Section 8.2.7.d which requires that grades at the approach to intersection not exceed 3% for 100 linear feet. The applicant is requesting that the maximum slope be increased from 3% to 5% and the approach length be decreased from 100 linear feet to 50 linear feet. There are 13 incidences where the grade at the approach to an intersection will exceed the 3% allowed. The CCDO allows a 5% maximum road grade for 100 linear feet from an intersection.

The third is a variance of road width design standards. Article V, Section 8.2.1 requires 12 foot driving lanes and 6 foot shoulders for Minor Arterial Roads (Appendix 5.B.1) and 12 foot driving lanes for Local sub-collector roads. The applicant is requesting approval to allow 11 foot driving lanes and 1.5 foot shoulders on Minor Arterials and to allow 10 foot driving lanes for Local Sub-collectors. The applicant has categorized the roads using the standards of the CCDO. Minor arterial roads as defined in the County Code are compared by the applicant to the "Village Connector Highway" and the "Community Road" as defined in the CCDO. A "Village Connector Highway" is required to have two 11' driving lanes, with a 5' bike lane on both sides and a 7' swale on both sides. Under the applicant's proposal, the two lane streets will have two 11' driving lanes with a 1.5' shoulder on both sides and a drainage swale on one side. The one lane streets will have an 11' driving lane with a 1.5' shoulder on each side and a drainage swale on one side. A "Community Road" is required to have two 10 foot driving lanes with a 7' parking lane and 5' drainage swales on each side. The applicant is proposing two 11' driving lanes with a 7' parking lane, two 2.5' shoulders and a drainage swale on one side. The local sub-collector roads as defined in the County Code are compared by the applicant to the "Neighborhood Street." A "Neighborhood Street" is required to have two 10' driving lanes, a 7' parking lane one side, and drainage swales on both sides. The applicant is proposing two 10' driving lanes, a 7' parking lane along certain roads, 2.5' shoulders and no drainage swales.

The fourth is a variance of road right-of way requirements. Article V, Section 8.2.1 states that Local Sub-collector roads and Local Lane roadways shall have a minimum right-of-way width of 50 feet. The applicant is requesting a variance to allow a right-of-way width of 32 feet for Local Sub-collector Roads and 25 feet for Local Lane roadways. A Local Sub-collector road as defined by the

County Code is compared to a "Neighborhood Street" in the CCDO which has a minimum R-O-W of 43' which includes sidewalks and drainage swales. A Local Lane as defined by the County Code is compared to a "Lane" in the CCDO which has a minimum R-O-W of 34' which includes drainage swales.

The final variance is a variance of Article III, Section 4.4.4.C which states that structures shall be limited to a maximum height of 24 feet in this location. The applicant is requesting to be allowed a maximum building height of 30 feet and states that the height variance would facilitate passive solar heating and day lighting, and accommodate view corridors between buildings and that the taller building allowance would support the compact design goals of the project. The County Fire Marshal's Office does not have an issue with the proposed building heights due to the fact that the Eldorado Fire District has equipment that will enable them to provide adequate response to buildings of the proposed height.

***Note From the Land Use Administrator**

The Village at Galisteo Basin Preserve has presented numerous challenges for the Land Use Development Review staff and other department staff members. The success of this project depends on a number of new planning and development techniques that are not yet in full play in Santa Fe County.

The ideas of clustered, mixed-use development patterns, community-based affordable housing, new road configurations, green building, watershed management and restoration, agriculture and open space protection, alternative energy development, and localized economic development initiatives are all basic growth management principles that were originally considered and outlined in the Santa Fe County 1999 Growth Management Plan. Many of these were implemented in the creation of the Community College District (CCD) and the subsequent adoption of Ordinance No. 2000-12, an ordinance providing for land use and zoning regulations for that District.

At the moment, however, those adopted principles apply ONLY to the Community College District and not to the County in general. The Village at Galisteo Basin Preserve has to be reviewed under the existing rules and regulations that apply specifically to it and not to the Community College District. In addition, this has created a more difficult situation for the Land Use staff as they fully understand that as part of the development of a new Sustainable Land Use Plan and Code many of our older and ineffective growth management strategies and techniques are being reconsidered and new rules and regulations are being proposed.

Consequently, a number of issues presented by the Village at Galisteo Basin Preserve are variances to our existing codes and must be presented as such as that is what they are, variances to existing rules and regulations. In the majority of land use cases that we review in our Department, we do not support variances but present them to the governing body for final consideration and determination.

In this case, we present the detailed issues as variances but suggest that in relation to or in comparison with the Community College District Ordinance and in consideration of proposed new growth management techniques and regulations, most of these variances might well be in compliance with future rules and regulations.

Furthermore, since the last Board of County commission meeting, County Land Use, Public Works and Fire staff have met with the applicant's staff and gone over each variance in more detail to determine, in comparison with CCD regulations and currently proposed new ideas, if any of their proposed variances present an immediate threat to health and safety concerns that we might have.

At this point in the deliberation of this project and in the consideration of our new Sustainable Land Development Plan and Code, it is the opinion of the Land Use Administrator that these project variances do not pose any threats to health, safety and welfare concerns and most of them may, in fact, not be variances under the proposed new plan and code.

We hope that you will review these variances in that same context.

REQUIRED ACTION:

The BCC should review the attached material, consider the recommendation of staff and the CDRC, and take action to approve, deny, approve with conditions, or table for further analysis of this request.

RECOMMENDATION:

Article II, Section 3 states that the Development Review Committee (CDRC) may recommend to the Board and the Board may vary, modify or waive the requirements of the Code and upon adequate proof that compliance with Code provision at issue will result in an arbitrary and unreasonable taking of property or exact hardship, and proof that a variance from the Code will not result in conditions injurious to health or safety.

The applicant is requesting a variance of allowable building height and several variances having to do with road construction design standards. They are requesting to reduce right-of-way widths, reduce driving surface width, increase road grades at the approach to intersections, and reduce spacing between intersections. The County Land Development Code states, "The arrangement, character, extent, width, grade and location of all roads shall be considered in relation to convenience and safety, and to the proposed use of land to be served by such roads."

Self sustaining, clustered, mixed use developments such as the Village at Galisteo Basin Preserve are not categorized differently or regulated differently than typical residential, commercial or mixed use developments under the County Land Development Code. The only regulations that apply specifically to this type of development are found in the Community College District Ordinance. The applicant has somewhat designed this project based on the purpose, principles, and guidelines of the Community College District Ordinance (CCDO).

Although staff recognizes that the design standards and regulations of the CCDO are more appropriate standards for this development to follow, staff cannot recommend approval of the variances requested because this development does not fall within the jurisdiction of the Community College and must comply with the regulations and standards set forth in the County Land Development Code.

The decision of the CDRC was to recommend approval of this request. If the BCC's decision is to approve this request, staff recommends the following conditions be imposed:

1. All redlines comments must be addressed.
2. Compliance with applicable review comments from the following:
 - a) State Engineer
 - b) State Environment Department
 - c) Soil & Water District
 - d) State Department of Transportation
 - e) County Hydrologist/Water Resources Dept.
 - f) Development Review Director
 - g) County Fire Marshal (Site Plans & Building Plans)
 - h) County Public Works
 - i) State Historic Preservation Division
 - j) Technical Review Division
 - k) County Open Space, Parks and Trails Division
 - l) Public Schools District
 - m) County Housing Division
 - n) County Planning Division
3. Development within the US 84-285 Highway Corridor shall comply with the district standards of the US 285 South Highway Corridor ordinance (Ordinance No. 2005-08).
4. All archeological easements shall be shown on the Plat. The State Historic Preservation Office shall approve all proposed mitigation measures prior to Final Plat recordation.
5. Base Flood Elevations for the Arroyo de Los Angeles and its tributaries shall be established prior to Final Plat approval.
6. All redline comments must be addressed.
7. Road names and addresses must be approved by Rural Addressing prior to Final Plat recordation.
8. Final homeowner's documents, and disclosure statement are subject to approval by staff prior to Final Plat.
9. Water restrictive covenants shall be recorded with the Final Plat.

10. All utilities must be underground.
11. All lots are subject to the Santa Fe County Fire and Rescue Impact Fees. This must be clearly noted on the final plat.
12. The applicant must submit an engineer's cost estimate and financial guarantee for all required improvements (i.e. road construction, street and traffic signs, fire protection, etc.) prior to Final Plat Recordation. A schedule of compliance projecting time period for completion of improvements must be included. Upon completion, the applicant must submit a certification by a registered professional engineer that improvements have been completed according to the approved development plan.
13. The following note must be put on the plat:
Permits for building construction will not be issued until required improvements for roads, drainage, and fire protection have been completed as required by staff.
14. An access permit will be required from NMDOT prior to Final Plat approval.
15. Approved discharge permit from the Environment Department shall be submitted prior to recording the plat.
16. Compliance with conditions of the Master Plan approval.
17. A water quality and water system maintenance plan shall be submitted prior to Final Plat approval.
18. This development will be subject to the Santa Fe County's Sustainable Development Plan and Sustainable Land Development Code.
19. The top of all swales must be at least 10' off the pavement to provide a clear zone. Street trees cannot be placed in the clear zone.
20. The proposed streets throughout the development must comply with the exact road standards of the Community College District Ordinance as specifically described in Exhibit "M". This includes placement of curb & gutter & increasing R-O-W widths.
21. Master Plan must be amended to reflect the change of water service from an on-site community water system to service by the County Water System prior to preliminary plat application of Phases II-VI.
22. Development must comply with Section 5.9 (Culverts, open channels, and stormdrain systems) of the County Floodplain Ordinance (Ordinance 2008-10).

23. The applicant must provide road cross section every 50 feet to show cut and fill slopes. The sections must include street names and station numbers. These sections must be provided with the submittal of the Final Plat/Development Plan for this project in order to facilitate a detailed review.

ATTACHMENTS:

Exhibit "A" – Developer's report
Exhibit "B" - Developer's plans
Exhibit "C" – Vicinity Map
Exhibit "D" – Reviewing Agency Responses
Exhibit "E"- Disclosure Statement
Exhibit "F"- Variance Requests
Exhibit "G"-Letters of support
Exhibit "H"-June 18, 2009, CDRC Meeting Minutes
Exhibit "I"- Documentation on Community Meetings
Exhibit "J"-September 8, 2009 BCC Meeting Minutes
Exhibit "K"-CCDO Road Sections
Exhibit "L"-Letter of service from County Utilities
Exhibit "M"- CCDO Road Standards specific to subdivision
Exhibit "N"-Updated Market Study

- XIV. A. 6. **CDRC Case # S 06-5031 the Village at Galisteo Basin Preserve Preliminary Plat/Development Plan. Commonweal Conservancy Inc., Applicant, Ted Harrison, Agent Request Preliminary Plat and Development Plan Approval for Phase I of the Village at Galisteo Basin Preserve Which Will Consist of 131 Single-Family Residential Lots, 3 Multi-Family Residential Lots for a Total of 149 Residential Units, and 5 Non-Residential Lots Within a 60-Acre Development Envelope within an Overall 10,000+ Acre Area. The Request Also Includes the Following Variances of the County Land Development Code: 1) to Allow Driveway Locations to Be Closer than 100 Feet From Intersections; 2) to Allow Slopes of Up to 5% within 50 Feet of an Intersection Rather Than Required 3% or Less Within 100 Feet of an Intersection; 3) to Allow Driving Lanes for Minor Arterial Roads and Local Sub-Collector Roads to Be Reduced to A Width of Less Than 12 Feet; 4) to Reduce the Required R-O-W Width From 50 Feet to 32 Feet for Local Sub-Collector Roads and 25 Feet for Local Lane Roadways; 5) to Allow a Cul-de-Sac Length of 900 Feet; 6) to Allow Commercial and Residential Building Heights of Up to 30 Feet in Certain Areas (Commission District 3) Vicki Lucero, Case Manager**

MS. LUCERO: Thank you, Mr. Chair. On September 8, 2009, the BCC tabled this case and directed the applicant to submit a new market analysis, to provide more data regarding water availability for the entire development, and to work with the communities of Galisteo, Eldorado, Lamy, Cañoncito, and the Eldorado Area Water and Sanitation District. The applicant has submitted documentation regarding the meetings they have held with these communities and entities. However, as of the time this information was submitted they had not met with the community of Cañoncito. And I believe the applicant had a meeting scheduled last week which got cancelled due to the weather but they have spoken to at least one person within that community and they can expand on that further during their presentation.

The applicant did submit a revised market analysis. Staff's review comments on the market analysis are attached in Exhibit D. The applicant submitted a letter to the County Utilities requesting water service for phases 2 through 5 of the proposed development in order to address the long-term water availability issues as directed by the BCC at the September meeting. The Utilities Department has issued a ready-willing-and-able letter to provide water to the development subject to several conditions. And that letter is referenced in Exhibit L.

Staff believes that a change in water supply from a private system to the County Utility would require a master plan amendment and this should be done prior to the Board taking action on the preliminary plat for phases 2 through 5. Staff also believes this change could have an impact on the design of the water system that should be taken into account. This may require revised plans to be submitted for review

EXHIBIT

D

On June 18, 2009 the CDRC met and acted on this case. The decision of the CDRC was to recommend approval of this request. The request that was presented to the CDRC included a variance to allow cul-de-sacs greater than 500 feet in length. Article V, Section 8.2.1.d of the Land Development Code states that cul-de-sacs shall not be longer than 500 feet. However, in low density residential areas the lengths of cul-de-sacs may be adjusted by the CDRC with the changes consistent with public safety factors. The CDRC approved the cul-de-sac lengths. After several meetings with the applicants regarding the specific issue staff has determined that a variance for the length of cul-de-sac is not needed.

The Land Use Administrator has prepared a statement that I would like to read into the record. "The Village at Galisteo Preserve has presented numerous challenges for the Land Use Development Review staff and other department staff members. The success of the project depends on a number of new planning and development techniques that are not yet in full play in Santa Fe County. The ideas of clustered, mixed-use development patterns, community-based affordable housing, new road configurations, green building, watershed management and restoration, agriculture and open space protection, alternative energy development and localized economic development initiatives are basic growth management principles that were originally considered and outlined in the Santa Fe County 1999 Growth Management Plan.

"Many of these were implemented in the creation of the Community College District and the subsequent adoption of Ordinance No. 2000-12, an ordinance providing for land use and zoning regulations for that district. At this moment, however, those adopted principles apply only to the Community College District and not to the County in general. The Village at Galisteo Basin Preserve has to be reviewed under the existing rules and regulations that apply specifically to it and not to the Community College District. In addition, this has created a more difficult situation for Land Use staff as they fully understand that as part of the development of a new sustainable land use plan and code many of our older and ineffective growth management strategies and techniques are being reconsidered and new rules and regulations are being proposed. Consequently, a number of issues presented by the Village at Galisteo Basin Preserve are variances to our existing codes and must be presented as such, as that is what they are, variances to existing rules and regulations.

"In the majority of the land use cases that we review in our department we do not support variances but present them to the governing body for final consideration and determination. In this case we present the detailed issues of the variances but suggest that in relation to or in comparison with the Community College District ordinance, and in consideration of proposed new growth management techniques and regulations most of these variances might well be in compliance with future rules and regulations. Furthermore, since the last Board of County Commission meeting County Land Use, Public Works and Fire staff have met with the applicant's staff and gone over each variance in more detail to determine in comparison with the CCD regulations and currently proposed new ideas if any of their proposed variances present an immediate threat to health and safety concerns that we might have.

"At this point in the deliberation of this project and in the consideration of our new sustainable land development plan and code it is the opinion of the Land Use Administrator that

these project variances do not pose any threats to health, safety and welfare concerns, and most of them may in fact not be variances under the proposed new plan and code. We hope that you will review these variances in that same context.”

Staff recommendation: Article II, Section 3 states that the Development Review Committee may recommend to the Board and the Board may vary, modify, or waive the requirement of the Code, and upon adequate proof that compliance with Code provisions at issue will result in an arbitrary and unreasonable taking of property, or exact hardship, and proof that a variance from the Code will not result in conditions injurious to health or safety. The applicant is requesting a variance of allowable building height and several variances having to do with road construction design standards. They are requesting to reduce right-of-way widths, reduce driving surface width, increase roadways at the approach to intersections, and reduce spacing between intersections.

The County Land Development Code states, “The arrangement, character, extent, width, grade and location of all roads shall be considered in relation to convenience and safety and to the proposed use of land to be served by such roads.”

Self-sustaining, clustered mixed-use developments such as the Village at Galisteo Basin Preserve are not categorized differently or regulated differently than typical residential, commercial or mixed-use developments under the County Land Development Code. The only regulations that apply specifically to this type of development are found in the Community College District Ordinance. The applicant has somewhat designed this project based on the purpose, principles and guidelines of the Community College District Ordinance. Although staff recognizes that the design standards and regulations of the CCDO are more appropriate standards for this development to follow, staff cannot recommend approval of the variances requested because this development does not fall within the jurisdiction of the Community College and must comply with the regulations and standards set forth in the County Land Development Code.

The decision of the CDRC was to recommend approval of this request. If the BCC’s decision is to approve this request staff recommends the following conditions be imposed. Mr. Chair, may I enter those into the record?

[The conditions are as follows:]

1. All redlines must be addressed.
2. Compliance with applicable review comments from the following:
 - a. State Engineer
 - b. State Environment Dept
 - c. Soil & Water Conservation
 - d. State Department of Transportation
 - e. County Hydrologist/Water Resources Department
 - f. Development Review Director
 - g. County Fire Marshal (Site & Building Plans)
 - h. County Public Works
 - i. State Historic Preservation Division

- j. County Technical Review
 - k. Open Space, Parks & Trails Division
 - l. Public School District
 - m. County Housing Division
 - n. County Planning Division
3. Development within the US 84/285 Highway Corridor shall comply with the district standards of the US 84/285 South Highway Corridor Ordinance (Ordinance No. 2005-08)
 4. All archeological easements shall be shown on the plat. The State Historic Preservation Office shall approve all proposed mitigation measures prior to final plat recordation.
 5. Base flood elevations for the Arroyo de Los Angeles and its tributaries shall be established prior to final plat approval.
 6. All redline comments must be addressed.
 7. Road names and addresses must be approved by Rural Addressing prior to final plat recordation.
 8. Final homeowners documents and disclosure statement are subject to approval by staff prior to final plat.
 9. Water restrictive covenants shall be recorded with the final plat.
 10. All utilities must be underground.
 11. All lots are subject to the Santa Fe County Fire and Rescue Impact fees. This must be clearly noted on the final plat.
 12. The applicant must submit an engineer's cost estimate and final guarantee for all required improvements (i.e., road construction, street and traffic signs, fire protection, etc.) prior to final plat recordation. A schedule of compliance, projecting time period for completion of improvements must be included. Upon completion, the applicant must submit a certification by a registered professional engineer that improvements have been completed according to the approved development plan.
 13. The following note must be put on the plat: *Permits for building construction will not be issued until required improvements for roads, drainage and fire protection have been completed as required by staff.*
 14. An access permit will be required from NMDOT prior to final plat approval.
 15. An approved discharge from the Environment Department shall be submitted prior to recording the plat.
 16. Compliance with conditions of the master plan approval.
 17. A water quality and water system maintenance plan shall be submitted prior to final plat approval.
 18. This development will be subject to the Santa Fe County Sustainable Land Development Plan and Sustainable Land Development Code.
 19. The top of all swales must be at least ten feet off the pavement to provide a clear zone. Street trees cannot be placed in the clear zone.

20. The proposed streets throughout the development must comply with the exact road standards of the Community College District Ordinance as specifically described in Exhibit M. This includes placement of curb and gutter and increasing right-of-way widths.
21. Master plan must be amended to reflect the change of water service from an onsite community water system to service by the County Water System prior to preliminary plant application of Phases II-VI.
22. Development must comply with Section 5.9 (Culverts, open channels and stormdrain systems) of the County Floodplain Ordinance (Ordinance 2008-10).
23. The applicant must provide road cross-section every 50 feet to show cut and fill slopes. The sections must include street names and station numbers. These sections must be provided with the submittal of the final plat/development plan for this project in order to facilitate a detailed review.

CHAIRMAN MONTOYA: Questions for staff. Commissioner Anaya.

COMMISSIONER ANAYA: Thank you, Mr. Chair. Vicki, did they change the name?

MS. LUCERO: Mr. Chair, Commissioner Anaya, at this point they have not suggested a name change.

COMMISSIONER ANAYA: Okay, I'm going to go ahead and move to table. No, I'm just kidding.

CHAIRMAN MONTOYA: I almost gave you a second there. Okay. The applicant, if he'd please come forward and be sworn in.

[Duly sworn, Scott Hoeft testified as follows:]

SCOTT HOEFT: Scott Hoeft, Santa Fe Planning Group, 109 St. Francis, Santa Fe, New Mexico, 87504. After the last meeting that we had in September Ted asked me to come aboard to help out with some of the outstanding issues. He's pulled in a lot of different ways. We had some issues that we really needed to sit down with staff and solve, mostly the variance issues and so he asked me to come aboard to see if we can sort out these issues. By the reading of the staff report that you just heard you can tell that we've come a long way in the last four months.

What we'd like to do though is not go through a belabored presentation. I'm going to start off where we left off at the last hearing. I'm going to address the five points that were kind of hanging that I looked at in the minutes of the previous hearing and from there -- I'll be about five minutes in length, and from there I'll turn it over to the public to make statements if I can have a chance though at the end to speak at the end of the project to conclude. That would be helpful.

So where we left off last were the variances, and we had five to deal with, actually four now, because the issue with the cul-de-sac and the length of it was no longer applicable. And that was an issue related to density. But what I don't want to do is go through each of the variances in turn. What I want to state though is that what we concluded when we met with

staff, with Shelley, with Jack, with Public Works, is that we weren't that far off. What was pretty apparent is that what we were asking for was almost within the confines of the CCD District and in fact there were only a few instances here and there that were beyond the CCD District.

And so when we began to study that it became apparent that what we were asking for really wasn't that abnormal and that in fact it was very progressive, and in fact, even thinking ahead to the new code, the SLDP, we were very consistent with ultimately what was going to be planned. And so I think once we kind of got that all on the table and we really went through each of the instances and literally, the staff of Commonweal brought out drawings and we showed where each of these instances were going to be, that it became, it seemed a lot less onerous for staff to review and overall I think we've come a long way. And I know they can't technically recommend support of variances pursuant to the Code, they can say, as Jack stated in his paragraph, that he feels they don't pose a significant threat to the health, safety and welfare.

And so I think that we've come a long way with those variance issues and again, with staff conditions, I feel we support where we're at right now. What I want to do, however, is at the end of my presentation come back and modify two of the conditions. We met with Shelley and with Vicki yesterday and I think we've come a long way with actually sorting out two more. So the variance issues I think we've come along with.

The second issue that I'd like to point out was I saw where we left off last in September was in neighborhood meetings, and there was a concern that we haven't met with Eldorado, Lamy, and Galisteo. And what Ted did immediately in October, as I mentioned, he pulled in a lot of different ways is had neighborhood meetings. And he did meet with those groups pursuant to the request of this Board to gather additional feedback. And for the most part, they were relatively positive meetings. The one exception was Cañoncito. We tried. Ted had a meeting I think up until last week and it was snowed out. We did have a chance to talk with Ms. Gurule, who is the association representative in that area, and at a glance she didn't quite see why we were meeting with her because it's quite a distance from the project itself. It's about 12 miles away, but she'd be more than willing to sit down with us and discuss the project. But at a glance she was supportive of the project.

The next issue was market study. You asked us to update the market study that was completed in 05 and 06. In other words, we did. We submitted those two updated reports and you have a review letter from Santa Fe County staff member Duncan Sill, and overall, those are relatively positive. A couple of things to point out with the market study, and I don't want to get into the nuts and bolts unless you have specific questions, is just generally the theme of what we're talking about here with this project. This project has a competitive advantage, and you read that within those reports, and that competitive advantage is that you have a project on 10,000 acres that's utilizing 300 acres. Okay. 10,000 acres utilizing 300 acres. That's pretty impressive. And why those people are going to buy in that community is for that 10,000 acres.

And so you have a product that has a multiple type of housing units. You have tighter density of a traditional community, which again, goes with the variance request that we're

asking for, and it's going to be a product that we feel is going to be in demand. And so that is the competitive advantage that I believe comes out in those market studies.

The next issue I'd like to talk about is water. We feel that we've satisfied the qualifications and the requirements of the preliminary development plan submittal and plat and Steve Ross can verify that and we went farther in that we received a letter from Marvin Martinez, we worked with the County Utility Department to get a ready-willing-and-able to serve letter for the balance of the project at your request. So we accomplished that. And that letter is in your packet as well and it largely states it would be served by the County utility for the balance of the project beyond Phase 1.

And the last thing I'd like to talk about in terms of the points that you brought up at the last hearing was the name of the project. Commissioner Anaya, we heard the concern regarding the name and as stewards of the community, Commonweal did not want to get in the position of feeling like they were pirating the historical nature of that area, and so we've changed the name. The name of the project is Trenza. A single word, it means braid, and it gets at the community and the weave that is going to be illustrated within the design intent. It's going to have the multiple product types, the multiple income levels, the tighter density, the vast amounts of open space. It's going to be a braid within the community. So the new name of the project is Trenza. The Village at Galisteo Basin Preserve no longer exists.

So the last thing I'd like to talk about in my brief presentation is this comment on the meeting we had with Robert Freilich. So when Ted asked me to come aboard to help him shore up some of these issues I said, look, the first thing we have to do is sit down with Robert Freilich because we have to understand the intent of the project and what we're trying to accomplish. Is this consistent with ultimately where the County wants to go? And so we set up a meeting with Robert, with Roman Abeyta, with Steve Ross, back in October to present the project to him, which he's never seen before, and to say this is what we're trying to accomplish. What do you see? And is this a problem for the County? And he was very supportive of the project.

The variances, he was supportive of most of the variances as well. He thought those were very consistent with ultimately where the Code is going to be. He liked the idea of the traditional community, the neo-traditional planning, the new urban principles and the tight density, the multiple product types, the multiple income levels, all woven into this tight community, while the balance of the land, 10,000 acres left as open space for the benefit of the community and for the public. He liked that idea.

We also talked about the primary and secondary growth areas. We've all seen the maps now in the new plan that shows primary, secondary growth areas and we asked the point specifically, we asked - this area is in a secondary growth area. It's not in a primary growth area. How does that affect you? And he said, that's fine. The intent of the map is not to say everything needs to occur first within the primary growth area and then only then can the secondary growth area come into play. In fact, the secondary growth area, this is a model project, can serve as an example of what others should follow within the community. Tight density, vast amounts of open space - what more can the County ask for?

So in sum, I can't speak for Mr. Freilich; he's not here this evening. But overall, in those meetings that we had, initially, right after the hearing that we had in September, Mr. Freilich was very supportive of the project. So with that, that's my presentation. I'll stand for questions and I'll open it up to the public. Thank you.

CHAIRMAN MONTOYA: Okay, questions for the applicant? Commissioner Anaya.

COMMISSIONER ANAYA: Scott, I was just checking to see if you were awake earlier.

MR. HOEFT: You got me.

CHAIRMAN MONTOYA: Did you see him jump?

COMMISSIONER ANAYA: Tell me about the cemetery.

MR. HOEFT: The cemetery is something that we just talked about today to try to – I needed to get a handle on it as well. And what it is is that what we're going to be doing is not going through the traditional processes of embalming people. It will be natural process, to where people will be put into the ground in a natural way without the normal chemicals that are used in the embalming process. The other option on that will be that be that people who are in fact cremated, rather than using the dollars that they would normally spend on funeral arrangements or on the process would be taking those dollars, donating it to Commonweal, so in turn they would be buying additional land for the preserve.

COMMISSIONER ANAYA: So who can be buried there?

MR. HOEFT: Anyone.

COMMISSIONER ANAYA: And tell me about the natural. What do you mean? You're not going to need a casket?

MR. HOEFT: That I don't know. If you would indulge me, could I just talk to my colleague really briefly?

COMMISSIONER ANAYA: Yes. I want to know the details.

MR. HOEFT: You know maybe it's time. Let me just let Ted answer this question. He has a really good handle on it.

COMMISSIONER ANAYA: Another thing I want to talk about is who can be buried there and how much is it going to cost to be buried there. We've got a lot of indigent people that die and can't pay for places or plots, and I want to know if they can be able to be buried there without being charged.

MR. HOEFT: Ted will have to answer that question. Let me get him up here right now and he can field the question, Commissioner, if that's okay with you.

[Duly sworn, Ted Harrison testified as follows:]

TED HARRISON: Ted Harrison, 2112 Paseo del Monte, Santa Fe, New Mexico. Mr. Chair, Commissioner, actually, there's an individual in the audience that is working with us very specifically on the green burial program, so he can give you – I hesitate to say the gory details. But he can give you quite a story as to the work that he's pursuing to bring forward nationally and to have our project be an example of how we can go back to a burial process that doesn't have all the layering and expense that the funeral industry has

come to apply to the death process.

We were excited about pursuing a project, pursuing a community development that was truly cradle to grave. And to do the grave part of it most responsibly we've looked to experts around the country as to what is the most benign way to take a body into the ground, with the lowest carbon footprint. And the most gentle, lowest-carbon footprint way to do that is to take a body quickly after the person has died, refrigerate them wrap them in a shroud and inter them into the ground. And then another element of the green burial is you don't end up with headstones in the Kentucky bluegrass, that's also a part of a lot of the way we've been doing cemeteries in the last 50 years.

So to keep the land and the burial site native grasses or shrubs. And folks who choose to be buried this way end up essentially with a GPS coordinate as to where their loved one has been buried. There's also a plan for a ritual site so that in the process of acknowledging that person's life and their passing there's a space within this five-acre cemetery. It's not a large piece of the project. That they would have a place at the cemetery to be able to offer last remarks and an acknowledgement.

There is the opportunity for folks to be interred after they were cremated, although the lowest carbon footprint approach is to take the whole body into the earth. How many people could be accommodated? I think the plan right now is a 5 1/2-acre cemetery. It's shocking. It's not my experience as to what the density of bodies could be in a cemetery of 5 1/2 acres, but I think Joe Sehee who is the head of the US Green Burial Council might describe the density as being 1,500 to 2,000 people. So when we talk about it having be a cemetery that's open to the larger public it would be quickly filled up, I think. So if we want to expand it, if that's an opportunity at a later point, if this is a well received concept then we're certainly open to that. We do have quite a bit of land.

We also have the opportunity to pursue scattering, so people who have gone through the process of being cremated and don't necessarily want to be interred can be scattered within the larger open space and a lot of people – we get calls and they've mentioned this in an earlier presentation, we get calls every week for folks. I wish we had this many folks interested in the lots. But we have folks every week calling us about the opportunity to be scattered or buried in this landscape.

So there may be ways to accommodate people in all variety of practices. Whole body burial, a burial of an urn that has cremated remains or a scattering. In terms of cost, I think a traditional burial can run \$12,000 to \$20,000. And there's a variety of price points. It isn't our business but Joe Sehee could probably speak to it more specifically, but the idea is to make this available to folks for a couple hundred dollars. So if you're just coming in on a scattering or an interment of ashes it's a very modest cost. The opportunity to use the green burial as a fundraising strategy is something that also we're in discussions on, but it would be totally voluntary. Folks could make a donation to deal with the larger land stewardship goals of the project.

COMMISSIONER ANAYA: Thank you.

CHAIRMAN MONTOYA: Commissioner Stefanics.

COMMISSIONER STEFANICS: Mr. Chair, on this point, since Commissioner Anaya brought it up I understand anyone can come to the County to get a permit for a green burial and that there are several burials such as this all over the county. So this is not a new idea. But I would like to let you know that the company you're dealing with had a very bad experience with a friend of mine's family who died. And they were not prepared to deal with it. And I would hope that the business will get its act together before they ever deal with a dead person and a family again. Thank you.

CHAIRMAN MONTOYA: Commissioner Holian.

COMMISSIONER HOLIAN: Thank you, Mr. Chair. Scott, I'm just sort of wondering, of the 10,000 acres, how much has been purchased at this point and how much is in a conservation easement at this point.

MR. HOEFT: I need to confer with my colleague really quick. 8,500 has been purchased and 1,250 is under easement.

COMMISSIONER HOLIAN: And the remaining part of the land is under contract in some way or it's being – it will be held until they can purchase it?

MR. HOEFT: Yes. Correct.

COMMISSIONER HOLIAN: Okay. Thank you.

CHAIRMAN MONTOYA: Seeing no questions, this is a public hearing so if anyone would like to testify on this case please come forward.

[The following speakers were all sworn in as a group.]

CHAIRMAN MONTOYA: So if you could all go ahead and start. I'm going to give you each two minutes and I ask that we try not to be repetitive. If it is I'll ask you to move to another point or ask that you cease your comments at that point. So I just ask for no redundancy and go ahead.

RICI PETERSON: Good evening, Mr. Chair and Commissioners. My name is Rici Peterson and I'm the executive director of the Santa Fe Conservation Trust. We're located at 316 East Marcy in Santa Fe. And I'm one of the people sworn in just now. I'd like to say that the Santa Fe Conservation Trust is the local land and trails organization and is a very strong supporter of the Commonweal Conservancy Project. We feel that the variances enhance the quality of life for current and future generations as part of their overall plan to create a high standard of living, promote public health, and to protect more than 12,000 acres of open natural land for people and wildlife.

At the Santa Fe Conservation Trust our work is to provide landowners and communities with a partner to protect the land that protects quality of life for all. And I'd like to say that if all developers and landowners worked the way that Commonweal is working there wouldn't be need for land conservation organizations like ours because they are definitely acting in the leadership role to help create good, healthy communities and sustainable land practices as well.

We are very proud at the Santa Fe Conservation Trust of the County's leadership in creating a sustainable land use code and we feel that this project fits well within it. We hope that it will be approved and that it will serve as a role model for other developers in Santa Fe

County and eventually nationwide. This is how it ought to be done. Thank you.

CHAIRMAN MONTTOYA: Thank you, Rici. Next.

JOE MILLER: My name's Joe Miller. I've been here before. I just want to make some comments and go on the record here. We're probably the closest neighbors to this project. You go down 285 and you turn west into theirs or you can turn east into ours. And I just want to go on record that we have no objection to it at all. I think it's a good project and going to add to the community. Thank you.

CHAIRMAN MONTTOYA: Thank you, Joe. Next.

RICHARD GRISCOM: My name's Richard Griscom and I have been sworn in. 22 Via La Puente, Galisteo. I've been a resident there since 1971. I'm representing the Galisteo Planning Commission in being here tonight. I'm not sure I can do this in two minutes, Mr. Chair, but I'll do my best.

CHAIRMAN MONTTOYA: Okay.

MR. GRISCOM: On June 12, 2007 the Galisteo Planning Committee presented to the Board of County Commissioners a series of recommendations about this project. We in our recommendations we recommended approval of the project but based on five conditions. And I want to talk for several seconds this evening about those conditions. The Board of County Commissioners at that meeting in 2007 did accept the recommendations for conditions as a part of its approval.

Following that approval by the County Commission, a committee was formed in Galisteo of eight volunteers to work with Commonweal in negotiating how the conditions would be fulfilled. And the eight people on that committee include representatives of the three relevant organizations in Galisteo, the Galisteo Water Board, the Ranchitos de Galisteo Water Board, and the Galisteo Community Association.

The first of the five conditions was that the County require that the hydrological assumptions used and the testing carried out to estimate water availability for the project be as conservative and thorough as possible. The committee engaged the services of Dr. Peggy Johnson from the New Mexico Bureau of Geology and Mineral Resources to give us a report on those questions, whether the testing was thorough and whether the assumptions were conservative, and her report came through affirmative that indeed that we could consider that condition met.

The second condition was that the total hydrological impact of the project be evaluated by examining the water and water requirements of all three phases of the project before the final approval of phase 1. I understand – if I understand the situation correctly, that is being done now by the Board. The Board is looking at the fact that this project is going to require 197 acre-feet of water, not just 31. Thirty-one is the figure for phase 1; 197 is the figure for the whole project. And as I perceive the posture of what's happening at this and prior meetings I think the Commission is taking all that into consideration, so I think that condition is in the process of being met.

The third condition was that Commonweal be required to show beyond a reasonable doubt that its Galisteo Basin Preserve will not cause an impairment of Galisteo's wells. We

engaged the services of Mr. Neil Blandford with the cooperation of Commonweal to give us an opinion on this question. His report came through also affirmative that the project would not cause an impairment of Galisteo's wells.

The fourth condition was that in case the Galisteo Basin Preserve tied in with the Eldorado Water and Sewage District for its water supply, that the Eldorado Lamy wells not be drawn upon for the projects' water needs. This is something we need to keep an eye on. It's my understanding that Commonweal does not intend to tie in with Eldorado, rather it intends to tie in with the County, and the County's water system. So if that's the case then this condition also would be fulfilled. But it's something we need to be aware of and keep an eye on. We feel very strongly that the Lamy wells operated by the Eldorado system have had a negative effect on our alluvial aquifer and we don't want that negative effect to be increased.

A final condition I want to talk about is that Commonweal post a performance bond to guarantee that Galisteo's water supply be restored to its condition prior to the development if the water supply is impaired due to the development as established by a joint monitoring program. We were unable to get a performance bond. It was our idea initially and in the planning commission to push for a performance bond, and the County went along -- the Board went along with it, but when push came to shove and we started contacting real estate and insurance agents about that we weren't able to get one. The reply was uniformly it's too far in the future. We were looking at 100-year impact. It's too speculative. We could not get a policy.

We therefore agreed with Commonweal that we would, in lieu of that, that we would try to forge an agreement between Galisteo and Commonweal Conservancy that would adequately protect us, and that's what we've been working on for the last two years. An agreement that includes several monitoring wells, and I wanted to mention earlier that the CDRC made it a condition of its approval in I think it was March of 2007, that there be a well monitoring program set up to monitor the impact of the Commonweal, if any, on Galisteo's wells. So we have negotiated for the past two years on this agreement that does imply two monitoring wells on the Preserve, located in a direct line between the Preserve and the Village of Galisteo. And the thrust of the agreement is that if the water levels in those two monitoring wells fall beyond a certain agreed upon point then it will be deemed -- the deeming will be made that Galisteo's wells are being impacted. And Commonweal will be required at that point to take action to make us whole and to restore our water supply, even though the dropping of the wells may not have occurred in the Village of Galisteo yet.

Commonweal would have at that point three options: to deliver water to us through a pipeline or another avenue; to drill a new well on the reserve for us; or to tie in with another utility that would give us water. And Galisteo would have the choice. Galisteo would have the choice of which of those three options would be acceptable. Galisteo would not have to accept the one that Commonweal initially proposed.

So we're very close to having a final agreement on that contract. Two of the three Galisteo entities that I mentioned earlier have signed off on it. Commonweal is prepared to

sign off on it, but the Galisteo Water Association has some problems with it, so there's some further negotiation that needs to happen. I feel comfortable that given enough time that we can reach an agreement that the Galisteo Water Board would support. So I'm prepared to recommend that the Commission approve this project, or phase 1 of this project, again, with the understanding that that agreement will be finalized. I want to state before closing that all sides, all four entities, Commonweal, the three Galisteo entities, have negotiated in good faith. We're very close to having a final agreement and I want to commend Commonweal for its attitude in wanting to work with us. I think it's a rather new, innovative and commendable approach and I think it's working, and with that I'll close and answer any questions that you might have.

CHAIRMAN MONTOYA: Thank you. Next please.

DANIEL WERWATH: My name is Daniel Werwath with the Santa Fe Community Housing Trust, 1111 Agua Fria Street, and I am under oath. I'll try and keep this nice and brief and maybe make up some of Mr. Griscom's time there. Just a few points I want to make. One, Commonweal's been consulting with us for several years on the affordable housing component of their plan and we like it and we agree with it. The second big point is that I think that we support this project on the basis of its innovation, especially in the areas of sustainability. And the third point is just that we're committed to helping them market these affordable units and find appropriate buyers and income-qualify those folks for this project. Thanks.

CHAIRMAN MONTOYA: Thank you. Next, please.

PAUL WHITE: My name is Paul White and I was sworn in. 94 Camino Chupadero, Santa Fe. First of all I want to say that I think this is an excellent project and I encourage the County to approve this project. I do have concerns about the water supply from the – if it would be from the Buckman Direct Diversion. There's a number of concerns as far as the viability of the Buckman Direct Diversion project and I do not believe that the water rights associated with the diversion are sustainable. They are subject to downstream litigation, currently in process right now, subject to drought, and I think it would be a mistake to continue planning using the Buckman Direct Diversion for large-scale development plans. Thank you.

CHAIRMAN MONTOYA: Thank you. Next, please.

FRED MILDER: My name is Fred Milder. I live at 52 West Basin Ridge in Galisteo and I am under oath. I'll be very brief. Commonweal is one of the few if not the only developers in this area that is not developing for money, is not developing in a self-serving fashion but is in fact developing to serve the community that it intends to be building in. And I can't approve of this project more than that.

CHAIRMAN MONTOYA: Thank you, Fred. Next.

MITCH GUZACH: My name is Mitch Guzach. I reside at 1899 Pacheco and I was sworn in earlier. Mr. Chair, members of the Commission, I've been in the real estate profession for 30 years, plus or minus, and on the other side of that a primary interest of mine has been land use, sustainability, and issues about sprawl. And I was honored with a tour of

the property by Mr. Harrison and I was really impressed with the concept of the cluster development to get away from the 20-acre ranchettes and the 40-acre ranchettes and how much more sustainable the whole project is by being condensed. So that I think is the major point that I want to say is that we've got a really forward-looking development here in terms of the whole cluster concept.

I've got a concern about the water. I was looking at the property, one of the ways I was looking at was as a lender, because I'm in the mortgage business. And I talked to my underwriter, I actually talked to a couple underwriters. And bottom line, their major concern was, well, who's going to deliver the water? And the conversation led to their conclusion which was that the owner of the property was a more dependable source of water than the County was. That there were issues about cost. It was going to be difficult to be able to determine what the cost was going to be, if we were hooked up to a County water system. And then all the questions about water rights -- who has senior rights? Who has junior rights? So from a financing standpoint there would be more solidity and security with the owner being in charge of that decision. And the previous speaker talked about what those options were. It ultimately may need to be the County. It doesn't seem to be a need at this point.

I think that's what I wanted to say. Thank you very much.

CHAIRMAN MONTTOYA: Okay. Thank you. Next, please.

JOANNE TROFIMUK: Joanne Trofimuk, 882 Camino los Abuelos in Galisteo. And I feel like the grinch, because I don't agree with most of what these people said. Galisteo, all these water things have been studied, the hydrologists, are based on a 100-year study. Galisteo have been there more than 100 years. And I think it is this Commission's responsibility to protect some of these little towns. I understand all about, and I think certainly the conservancy issue and the group housing is fine. However, we are very concerned about our water supply. And I think Mr. Griscom overstated the fact that everybody in Galisteo, we're going to come to this agreement. We have asked another hydrologist to look at it, not on a 100-year study, and she has found some things that are very questionable.

We talk about the health, safety and welfare of people. I'm concerned about the health, safety and welfare of the residents of Galisteo. They are people that have there for generations. And when you create something like this you are going to have all the expenses that go with it for the County. You are going to have police, fire, all of the things, all of the problems that come with basically what is going to be a small city or small town, probably at least 4,000 people. When you go to pay for those, the people who live in Galisteo, the ones who have lived there for generations, and not be able to pay the taxes to support that, they are the ones that will be relocated.

Fortunately, we have a graveyard in Galisteo. It's not green. It's very inexpensive, and the coyotes can't dig them up. I think that this sounds good on paper, but when you get down to it it's impractical. One of the things is water conservation. They're going to collect rainwater. When we tried to do this contract they said they didn't want to be responsible for a year where there was drought. News flash: we are always in a drought. This is the desert. I've

lived here for 25 years. This is the most moisture I've seen this winter in those 25 years. So you can't count on precipitation from the sky. And we are very concerned about our water supply. We are looking into it. We have got another attorney looking at it. The fact that we will have to possibly have them bus in water is not an answer for us. I mean, that doesn't make sense.

So, like I said, I'm the grinch. I don't agree with any of this. I think building cluster building is going to destroy all of these little towns, Cerrillos, Galisteo, Cañoncito, all of these little New Mexico towns that make us different. And it is your obligation to protect us.

CHAIRMAN MONTTOYA: Thank you. Next, please.

WALTER WAIT: My name is Walter Wait, 48 Bonanza Creek Road, Santa Fe, and I have been sworn in. Mr. Chair, members of the Commission, I'm here representing the San Marcos Association, and essentially for the San Marcos District Community Plan. Our plan does advocate Commonweal's efforts, mainly because of the 12,000 acres of open space that would border the San Marcos District. We're very, very – we think that it is very important to us that this planned cluster development will add to our open space. And when you associate that with the Rancho Viejo open space, the state and BLM land and our own Cerrillos Park, that it creates a very important or even a vital aspect of our future economy in the San Marcos area. So we really advocate the whole concept of this open space for us. Thank you very much. We think it should be encouraged.

CHAIRMAN MONTTOYA: It should be encouraged? Thank you. Next, please.

TERRY SMITH: My name is Terry Smith. I live at 7408 Old Santa Fe Trail, and I was sworn in earlier. I'd like to associate myself with the remarks of the first speaker, Rici Peterson. I served until December for three years as board chair of the Santa Fe Conservation Trust, and just a bit of a vignette, when land trusts support development it's quite an amazing proposition. They don't typically do that. But when a developer is putting 96 percent of his or her land into permanent conservation easement to protect it from development in perpetuity we think that's a very significant and very important reality. And we are already holding the easements on the 1,250 acres that Commonweal has put under easement. I think an incredible investment by a development that is not yet fully and finally approved has nonetheless moved forward to begin fulfilling its commitment to conserving the land.

The first 17 miles of a planned 50-mile trail system are now in place. People are using them regularly and enjoying them, and they are connective. They connect to the Community College trail system creating a whole new area for people to hike and bike and enjoy the outside. So I believe that the project is a terrific model. On behalf of myself and reflecting the sense of the board of the Santa Fe Conservation Trust I urge you to do whatever is necessary to approve and to move the project forward.

CHAIRMAN MONTTOYA: Thank you. Next, please.

DAVID BACON: David Bacon, 54 San Marcos Road West. I'm sworn in. The little work I've done with Ted has been of the very highest sort and I feel that he's taken great pains and great care in details on this project. It strikes me that this project is exactly

what we want to see going forward in Santa Fe County, especially in that part of the county. I just am very impressed with really everything he's done and especially again, to resonate with many other people, the open space that he's set aside I think is really, really important. And I think it's a model that we need to follow. So I would urge support of it. Thank you.

CHAIRMAN MONTOYA: Thank you. Next, please. There's room for three up here at least here in the front.

DAVID HINKLE: My name is David Hinkle. I live at 3 Cerrado Drive in Eldorado, and I was affirmed to tell the truth a few minutes back. I'm a professor of planning at the University of New Mexico, and until recently was the head of that program, and also the coordinator of natural resources and environmental planning. My students and I have been doing research in this area, in the Galisteo Basin over the last ten years. We've worked with community planning elements in Cañoncito, Lamy, Galisteo, Cerrillos, San Marcos and Santo Domingo. We've done watershed studies and analyses of land health and monitored this over the course of that time, both in cooperation with non-profit organizations and also with the State Environment Department, looking at water issues and water quality.

My sense is that the normal alternative to this is lots of small scale development which is much more injurious to the landscape and to water resources, that unfortunately, many of the other kinds of preferred subdivisions elsewhere in this state have not involved much public input, except for under duress, and that there has been a consistent and well founded and intentioned collaboration between the proposed property developers and the communities. And I think this is a sound project that should be supported. Thank you.

CHAIRMAN MONTOYA: Thank you.

JAN-WILLEM JANSSENS: My name is Jan-Willem Janssens. I have been sworn in. I live at 770 West Manhattan, Santa Fe, 87501. I'm here also as a fourth year member of COLTPAC, executive director of Earth Works Institute, and I've been working with Commonweal Conservancy since 2002 on land restoration and stewardship issues for the proposed area, and for four years more in the Galisteo Watershed, working with issues of community organizing regarding land restoration and stewardship.

I urge you all to adopt the proposed plan, including the proposed variances, and this is why. I think the Galisteo Basin Preserve realization is a critical piece in the landscape-wide cultivation of the beauty and the valuable ecological and cultural resources of the Galisteo Watershed. This plan really would help the security and integrity of the landscape, especially because of the large-scale open space that's being preserved, plus the community that's going to be there in place to take care of that land, because even if you have 12,000, 13,000 acres of open space, the fact that you have a community that chooses to live there with the intention and commitment to take care of the land in many different ways is the key to success for a landscape like this.

And why is this landscape so important? Well, in recent studies in the Galisteo Watershed we've discovered that four of the eight eco-regions of New Mexico come together in the Galisteo Watershed, and the Galisteo Basin Preserve is right in the middle, in the transition zone of these eco-regions. This explains why under the smoke of Santa Fe we see a

lot of wildlife crossing east-west and north-south across the Galisteo Creek, following the different open space, grasslands, the different creek systems, and the ridgelines.

We're doing more research in this and a lot of landowners have seen wildlife all over the place. This wildlife is not local. It is part of the continental. The spine of the continent's migration zones across the state and the Galisteo Watershed is a major conservation zone connecting different areas across the state and across the continent. That's why we don't want to have sprawl in this landscape, but a very thought-through way of development and people who know how to take care of this landscape. And just this form of development helps to do this, to take care of these ecological resources that are there.

A lot of other things that I wanted to say have been said, so I think also the site's caretaking, this form of development will invite innovation. Innovation in a lot of ways is stewardship and restoration of the land and the conservation of resources that are very scarce, such as water. And the variances that are being asked lead to just the compactness and the integrity of the form of development that's being proposed here and with that the integrity of the landscape surrounding it. So therefore again, I think this is the best thinkable solution and opportunity for this landscape. Thank you for your preservation of this opportunity.

CHAIRMAN MONTTOYA: Thank you. Next, please.

BOB KRIEGER: My name is Bob Krieger. I live at 46 Centaurus Ranch Road in Aldea. Obviously, we agree growth will occur with or without our input and without green initiatives. The first speaker described this as leadership in development. I'm a member of the US Green Building Council, not Burial Council, and as a member of this and also the local Green Builders Guild, a subset of the Homebuilders Association, and we're committed to green and we expect to be building in there as a group of small, independent businesses. So local businesses, local employment, local business generation as opposed to exporting dollars like Centex does out of state.

So our commitment is to do good while doing well. Right now, none of us are doing well and we're still doing good. If one of your obligations indeed is to protect, as was mentioned earlier, it is also an obligation I believe, for you to plan. And this is a very well planned development.

CHAIRMAN MONTTOYA: Thank you. Next, please.

ALICIA NATION: I'm Alicia Nation. I'm here to represent the New Mexico Mustang and Burro Association. I came to the County with a discussion a few months ago to the Planning Department for a project which would involve bringing wild horses to the area as part of an educational and sustainability education program. This would provide opportunities for young people and for the community at large to learn about sustainable food production, sustainable land management and to have educational opportunities while at the same time creating a place in New Mexico for a small placement of wild horses.

It was suggested that I go and visit with Ted Harrison and he's a very busy gentleman. I finally got around to meet him. And I can tell you I was extraordinarily impressed by this gentleman. He was very, very thoughtful in considering my concerns and very much integrity with the project that he had planned and overall use of the land in terms of all of the areas of

community obligation that he needs to meet. One thing that has impressed me about the Galisteo Basin Preserve project is that it is a community project. It is inclusive. It invites people to come on to the land and to experience the trails there. It opens the property to many, many different uses, consideration of a community including wildlife, including the land itself, including the people in the area, including the resources. It's more than a community when we think of an economic community. It's a community where all aspects of our experience in the ecosystem are needing to be nurtured and preserved and that's what I see him doing.

In my conversations with Ted Harrison we discussed the possibility of having a small placement of wild horses on the land there. This would be an opportunity for New Mexicans to experience something which we would have to go very, very far away to experience. Something very positive.

In my conversations with him, another topic came up which quite frankly stunned me when Mr. Harrison expressed a willingness to consider this. I am one of over 50 million people in the United States who suffer from environmental illness. Environmental illness is a disease which you can't see but is very debilitating. There are many, many people in the Santa Fe area who suffer from this disability and you would not know them when you meet them. It means some days you might see me on alert, and another day, after I've had an exposure, which might happen in a private home, where I would be quite sick. Many people never get out of the house.

When I suggested to Mr. Harrison that perhaps in the affordable housing realm he might be able to make some accommodations to address serving a population like this, he was extremely receptive. I provided him with an extensive list of things and he looked at it and said, you know, we can look at this and consider this as a possibility.

So besides creating an opportunity for the community at large to enjoy and to appreciate and to conserve the land we have an opportunity with this management here with the Commonweal to address a population that is hugely underserved in Santa Fe County. People who have chronic fatigue, environmental illness and similar diseases, often end up sleeping in their cars because they do not have a safe place to live. The normal home environment is not safe for these people. But certain accommodations made in the course of building affordable housing could accommodate many of these people and create opportunities for people to have successful and meaningful lives.

So in addition to supporting the project here for its conservancy and its overall community excellent planning, I would encourage the County to work with Commonweal to develop opportunities for affordable housing that is also environmentally safe for the people in the community who desperately need those resources for residences. Thank you.

CHAIRMAN MONTTOYA: Thank you. Next, please.

MURIEL FARIELLO: My name is Muriel Fariello. I live at 35 Camino Los Angelitos in Galisteo, New Mexico. I'm secretary-treasurer for the Water Users Association for Ranchitos de Galisteo and I'm also on the community association. I also have been involved with working with Richard Griscom and the group that was put together to bang out a contract with Commonweal.

My concerns are the scope of the project. I think it's too big in scope, in my personal opinion. I don't think there's enough water to sustain 2,000 houses up there or whatever's there, the number of people that will be brought to the land. But anything like that is going to have a tremendous impact on our lifestyle down in Galisteo.

Eldorado is looking for increased water rights. Saddleback Ranch is looking to break down into 50 parcels. Cimarron Village is just heating up and now Commonweal. Each says they have 100 years of water rights. What is that? 400 years? I don't know how these studies are done. I don't know how in good conscience we can move forward with a lot of these projects on the basis of the same, Office of the State Engineer, same reporting, looking at the same numbers and coming up with them. Our wells haven't dropped yet, but people up river, their wells have dropped. Hacienda Tranquila, those wells have dropped precipitously. And we're very concerned about the water. Thank you.

CHAIRMAN MONTTOYA: Thank you. Next, please.

COURTNEY WHITE: My name is Courtney White. I live at 22 Avenida de Monte Alto in Eldorado and I've been sworn in. Mr. Chair, I'm here representing the Quivira Coalition, which is a non-profit based here in Santa Fe. We work with ranchers across the region. We do work in support of sustainable agriculture, land restoration and we've done some ranching ourselves, actually, up on Rowe Mesa. I approached Ted Harrison of Commonweal about eight or nine months ago with the idea of maybe turning out some cows on Thornton Ranch, there on Commonweal property with the idea of creating a demonstration project to take what we've learned in our work about sustainable food production, local grass-fed food production, to kind of a level higher, which is to look at these landscapes potentially for climate change mitigation, which sounds kind of crazy but actually there's a lot of work going on around the country on how to sequester carbon in soils and in plants through sustainable agricultural uses. It's a way of increasing business diversification for ranchers, it gives tremendous opportunities for folks who want to try these kinds of practices.

We want to try a little project on Commonweal's property. We're in discussion with Ted and Commonweal about that. I think the possibilities are actually quite interesting. We would manage the animals in a way to improve land health, grow more grass, would produce local grass-fed food. I'd like to take some of that meat, for example, and apply it to the Eldorado community school my children go to. A friend of mine has a program in Tucson he calls Tacos Sin Carbon.

So I'm here in support of this project and in support of what Commonweal is trying to do with all of its various innovative elements and hope that you will approve it tonight. Thank you.

CHAIRMAN MONTTOYA: Thank you. Next, please. How many more are coming forward? Okay, if you'd come closer please.

TED FLEMING: Thank you, Mr. Chair, Commissioners. I was sworn in earlier. My name is Ted Fleming. I'm architect, a sculptor. I've lived in Galisteo for 13 years and I'm also a member of the water board. I'd like to talk just on the broader concept. There's been a lot of good information about specific things but I was hoping just to talk about the

overall project. I'm working with the premise that development in the Galisteo Basin is inevitable, and I think that maybe kind of ridiculously obvious. We're all here for I believe that reason. That's why you all are working as hard as you do. But I do think there are some ways of thinking that I would tend to believe that it's possible to stop any or perhaps all development in the Galisteo Basin in its tracks.

I think that's unrealistic and I want to talk about that, and I also think that posture disallows creative thinking. And I think what we're looking at here is extremely creative thinking. In my opinion the question is not if but how development proceeds here, and how to plan for it and manage it intelligently, as opposed to from a point of fear, but rather intelligently. And I stress the word planning. Commissioner Anaya, I remember in the last BCC hearing, and this has really stayed with me. You talked about going to school on the bus in the morning. Going through what is now Eldorado and seeing -- I think you said one house. I can't think of a better example of a contemporary context of what's gone on in this area which we know is thousands of years old, but to see what is now Eldorado over that relatively short span of time, I think is extraordinary.

As I said, I've been in Galisteo -- I'm a newcomer. I've only been there for 13 years. But in that time I've seen 15 new houses built just within the historic district, just within the boundaries of our historic village. That represents a 25 percent increase in density as was the village 13 years ago. At this rate, just at this rate, our village will double in size by the year 2048. I hope I'm wrong. I hope that doesn't happen, but that's the direction that things are going in and it certainly is allowable, well allowable within the zoning restrictions. So that doubling of the population could happen within my children's lifetime.

So as you think about how healthy this land was before human settlement, before highways and suburban sprawl. And then if you will, and with all due respect to those who live there, think about Eldorado on the Thornton Ranch. Think what that would be like, how that would affect Galisteo. The Commonweal project preserves and also restores open space, and the restoration aspect I think is a huge part of this. It's the antithesis of standard suburban development. So these next comments are based on what I saw happening last time and I'm really glad to see how the County staff and the Commission has moved forward with thinking to incorporate what has been planned for in the College District. But I do want to stress that if that kind of thinking were abandoned, if the old adage, if the old plan of typical suburban planning were held, which might deny Commonweal its ability to move forward, I really do believe that we're left with something very much like, if not exactly like or maybe worse than Eldorado on the Thornton Ranch. There's no unencumbered open space. Continued depredation of the land and a much greater, much more direct negative impact on Galisteo.

I truly believe that the Galisteo Basin Preserve project represents the true hope for this region. That kind of thinking I believe represents the true hope for us. So I respectfully urge you, Commissioners, to grant Commonweal the variances they've requested and allow them to move forward. I believe in doing so this would represent true collective wisdom, long-range thinking and leadership. Thank you very much.

CHAIRMAN MONTOKA: Thank you. Next, please.

FRAN HARDY: I've been sworn in. Fran Hardy, 31 Old Road, Lamy. My husband and I bike ride all the time in the 285 Corridor since we live in Lamy, and we were zipping down Lamy Crest and we saw the first sign for the Galisteo Basin Preserve and I said, oh, God, more development. Because I really love that basin. I'm not an original resident of New Mexico but I love the small communities. I love the whole feeling of New Mexico. I want to spend the rest of my days here and I'm very concerned about development. But I went on line to their website and I said, oh, my God, this is totally different than business as usual. And we went over and we talked to Ted and we walked around and we got to know about this project and I've been very impressed all the way through with Ted and what he does.

One of the first things he did was put trails in. Not just as a sea cliff out in California for wealthy residents to walk but for the whole community. For everybody. And every time I go over there to hike I encounter people mountain biking, hiking and on horseback that are assuming that this project is going to happen because they're really excited that they have this beautiful place to enjoy now, this public land. And I tell them, please contact your Commissioners, because these people are from all over. Some are from Eldorado. Some are from much further away. Please let them know that you support this project, because if you don't this may not happen and these trails will become development. So please let them know. Because those people are thinking that this is done-deal, that that this project is going to happen. So they're counting on you to preserve these 13,000 acres and I really hope that you'll do that.

And in terms of the people of Galisteo, I really empathize. I think that the whole of this state and the small communities do need to think about water but I think we need to do that on a statewide basis. I think that what Commonweal is proposing and I've gone over and had John Dillon dig in that arroyo that he's restoring and showing me how close to the surface the water is there now that he's been restoring that arroyo. These are the kinds of things that Commonweal is putting their money into, not building a suburban community but restoring the land. And it was amazing how close to the surface that water was in the middle of summer when everything else was totally parched around it.

So this is the kind of things that they're doing. This is going to help the people of Galisteo but I'd also like to see the County not put the whole thing on Commonweal, that it's their fault if Galisteo doesn't have water. Galisteo has a long-term problem that needs to be addressed by the County, whether it's Buckman - I'm not a hydrologist. I don't know what the solution is. The problem is not Commonweal; the problem is that Galisteo has water problems.

CHAIRMAN MONTROYA: Okay, this is a public hearing. Would you please sit down. Thank you. Next please.

NEIL BLANDFORD: My name is Neil Blandford, 7617 Northridge Avenue NE, Albuquerque, New Mexico. I'm a principal hydrologist with Daniel B. Stevens and Associates. I conducted the study, or a study for the Village of Galisteo, considering the water supply for the proposed development and the potential effects on the Village. Subsequent to

that study I met with representatives of the Village, three of which have spoken here tonight, and Mr. Griscom mentioned me earlier.

Essentially, my conclusions were that the effects of the proposed development, if the entire water supply of 195 acre-feet were taken from the development area itself would be negligible on the Village wells. And I'm not going to go through all of that analysis here but if you have questions about that I'd be happy to answer them now or at a later time during this hearing.

CHAIRMAN MONTOYA: Are there any questions at this point? All right.

Thank you.

BRENT BONWELL: My name is Brent Bonwell, 31 Agua Viviendo, and I am under oath. Ted asked me to - I'm a cyclist and been living on the 285 Corridor on the east side of 285 for almost 20 years and ridden out there. I ride literally thousands of miles per year. He indicated that Commissioner Stefanics had some questions about bike lanes, possibly on these roads and concerns about the widths that are in some of these adjustments that they're asking for. From the standpoint of a cyclist, on these areas where there's very low traffic, particularly residential areas with no curbside parking the widths of the road should not be of concern. On the main arterial roads from the Village to 285 it's my understanding there will be a separate off main arterial road path as they have in Eldorado to supply easement for cyclists or hikers, so it would not be in the main arterial roads. But in the subarterial roads and the residential streets themselves the amount of traffic that's in there would be negligible compared to the cyclist and that should be fine.

Also, as a resident out there, I'm not a resident of Eldorado so I'm not legally allowed into Eldorado wilderness area; I have to trespass if I go out there. But the preserve, when they built their trails they welcomed the whole community and I've been an enthusiastic user of those trails and really support what they're doing out there and wanted to address those concerns and express my support for this project. I am also a member of COLTPAC for the central area region, so you know that as well, but I am speaking as an individual and a resident of the 285 Corridor.

CHAIRMAN MONTOYA: Thank you. Next please.

LUCY LIPPARD: I have been sworn in. My name is Lucy Lippard, 14 Avenida Vieja in Galisteo. I too live in Galisteo and I too love it. And I actually do have water problems. I'm not here to talk about my water problems but I have been hauling water for about six or seven years and the Village system cannot accommodate me. But that's not why I'm here. I care about the landscape in Galisteo. I'm a writer and I write often about landscape. And it worries me terribly that if with the usual Ranchette kind of development which everybody is going on about and I agree with what's been said, that the beautiful little village of Galisteo will be simply swallowed up by suburbia. And its rural character will be lost, its historic character will be lost. The archeologists have already been trying to protect all the archeological sites in the Galisteo Basin. It's a different place. I know this sounds kind of like not in my backyard, but the fact remains that this is such a special place I think it deserves to be preserved and not swallowed up by ranchettes. Thank you.

CHAIRMAN MONTONYA: Thank you. Next.

SUBY BOWDEN: Mr. Chair, Commissioners, my name is Suby Bowden. I have been sworn in under oath. My address is 333 Montezuma Avenue. Tonight, you're obviously here to vote on variances and so the focus of my talk will be the variances in particular. Traditionally, the majority of the variances that you address are individual for the pursuit of an individual property owner, an individual developer. There is a second type of variance, which is essentially community variances, what we call planning and changing of code. And there's a long history of code changes, variances in this community that I think that Commonweal is a very fundamental aspect of.

Commonweal as you've heard tonight is a community variance. All of the variances that have been requested are site-based. They're widths of road or they're heights. These are not randomly requested. Commonweal early on analyzed their site to determine where locations could be that would not be seen by any of the highways or the village of Lamy and Galisteo. That led them to their current site. They also analyzed passive solar in order to reduce energy use for our community and they also looked at the fragile ecosystems of the grasslands since the dominance of the Eldorado development.

So in the process of their choosing to analyze all these before picking a site it led them to a hillside. Now, that is more costly development for any developer. No developer would normally pick a hillside to build on. But it did lead to a hillside in their effort to protect the community and think about the community. And in that process the widths of roads are typically narrower in a hillside community, as you've witnessed all over the world, and they also require greater heights in order that buildings can look over other buildings and receive passive solar.

The five major community-based variances that I've seen in the Santa Fe area I consider Commonweal to be number five. The first one is the Law of the Indies, which chose to have a very compact density and narrow streets, and that was obviously in the 1600s. In the 1800s the communities of Santa Fe and Lamy and Galisteo began to spread out, have wider roads, have greater property between houses. In the 1940s what we know as today's subdivisions occurred, and that in Santa Fe became Casa Solana and the west side of St. Francis, and today it is Eldorado as a quite dominant landform for the county.

And then in the 1980s the Rancho Viejo and your own Land Use Department chose to choose a new major variance, and to implement it into Code, and that was the Community College District. And instead of the tradition from the 1600s through to the 1980s of expanding, expanding, expanding and using more land, your County made a major change, major variances, and began to pull the community back together into greater density and narrower roads. And the only difference between – there are two major differences between that and Commonweal. Rancho Viejo has never committed to protect all the rest of their land as open space. They'll be equal in size to the City of Santa Fe someday. Commonweal chose to protect open space and they chose a hillside, and that hillside requires minor variances for roads, four locations where intersections will be closer than 75 feet to a stop sign, and 13 locations where fire trucks will be on more of a slope than they traditionally are if you're

down in the grasslands.

I consider these very minor variances for the tremendous community good. And so I please encourage you to approve the variances tonight and to actually apply them into Code in your Sustainability Land Development Plan as your own Land Use Administrator, Jack Kolkmeier, has stated, these project variances do not pose any threats to health, safety and welfare concerns, and most of them may in fact not be variances under the proposed new Sustainability Land Development Plan and Code. Thank you very much.

CHAIRMAN MONTOYA: Thank you.

JOE SEHEE: My name is Joe Sehee. I live at 8 Destacada Court. I'd like to say that I don't have a dog in the race but I feel like I have a litter right now. I relocated my family five years ago because I was so moved by the vision of Ted Harrison and the Commonweal Conservancy for this new kind of community. I also came out to help bring forward the first green cemetery in the state, which I do really believe has enormous potential for facilitating landscape level conservation and ecological restoration and being a tremendous amenity for the community.

I wanted to comment on a couple things that were mentioned in our last meeting here, one being that there may not be enough families interested in this kind of community and having lived in Eldorado for the past five years I've come to learn that there are many families wanting an alternative to the single-family, detached [inaudible] or ranchette that is so available in the southern part of the county.

And I found it interesting that the word utopian was used somewhat pejoratively last session, and in fact the fact that this community has such a big vision is one of the reasons I think we should find a way to support it. I think it has the potential to inspire others to embrace a new ethic in market-based conservation and in development and the fact the project has been held up already to inspire others. I've met some of you through Leadership Santa Fe. I was a participant as was Commissioner Holian a couple years ago, and most recently served as chairman of the organization. And for several years we had one project to choose from a development project that would show what a development could and should look like and it was this very project that was brought forward to teach future leaders of Santa Fe, which I think is significant.

And I want to finally, following up on what was just said previously say these variances seem enormously minor compared to the tremendous public good that it going to be generated by this project. And there's a lot of precedents for them being used. I was an affordable housing for a number of years and learned that until developers were incentivized properly, until there was fast-tracking and variances, and such incentives, we had a really hard time getting affordable housing developed. I really hope that beyond this project we can as a County figure out ways to promulgate policies so that more Commonweal Conservancies will be inspired to come forward. Thank you.

CHAIRMAN MONTOYA: Thank you. Is that it? Okay. How many more? So this is the last testimony we'll take.

RODNEY HALL: My name is Rodney Hall, 11-VC, Galisteo, New Mexico,

and I'm under oath. The plan sounds really nice. So far, nobody's talked about where the water is going to come from. We're talking possibly 2,000 to 5,000 people in an area that has very little water. Galisteo is currently threatened by the pumping of the Lamy wells by Eldorado, by proposed developments at Saddleback, and we're looking now at a very large development and no one can say where the water's coming from. It may come from the County, it may come from Eldorado, and we can't get any answers about where that water is going to come from. And we're afraid that it's going to come out of the Galisteo Creek, which will mean that our wells will be in jeopardy.

I would like to request that the Commission table this issue until water supply for this development can be established.

CHAIRMAN MONTOYA: Thank you. Okay. So this public hearing is now closed. Commissioner Holian.

COMMISSIONER HOLIAN: Mr. Chair, I move for approval of CDRC Case 06-5031 with approval of the variances.

COMMISSIONER STEFANICS: I'll second.

CHAIRMAN MONTOYA: Have a motion by Commissioner Holian, second by Commissioner Stefanics. Discussion? Commissioner Holian.

COMMISSIONER HOLIAN: Thank you, Mr. Chair. This is an interesting situation. We have a 12,000-acre ranch in the Galisteo Basin. The heirs of the ranch do not want to be ranchers any longer. They want to sell it. So who is going to buy this ranch? It's possible that another rancher might come along and want to buy the ranch and that would be great, but I think in this economic condition, in the economic times that we're in now and other situations I think it's highly unlikely that a rancher would come along.

Is the County going to buy this for open space? That's extremely unlikely. We actually don't have any money for open space at all anymore. We're considering passing a bond issue in the future but as of now we don't have the money and what's going to happen when the next big ranch comes along for sale? It's most likely that a developer or developers would buy this land, and if we were to develop in the traditional model that we have over the past years, what would that look like? It would be divided up into 40-acre lots, and then 20-acre lots and then 10-acre lots and we'd probably get down to 2.5-acre lots after a while.

And what would we have? We'd have a patchwork of homes. We'd have a spider web of roads that would shatter the wildlife habitat and the agriculturally productive land. So the designers of the preserve have an idea, and I think that I won't repeat all that has been said this evening about all the good features of this particular concept, but I would like to particularly highlight that their consideration of land conservation is almost unprecedented. You just look at the sheer area of the open space that is being preserved. And what I think is particularly commendable is that they are actually incorporating food production into their ideas. They've already planted a fruit tree orchard. They have plans for community gardens, and most interesting of all, they're going to actually be considering grazing cattle. If cattle grazing is done properly it can actually be a land restoration technique. It can be a technique to bring the grasslands back. And if we bring the grasslands back in that area what does that

mean? It means that the water, when it rains and the water hits the ground, instead of flowing off and creating erosion and going off to be evaporated somewhere it will actually soak into the ground. It will actually help our aquifers.

So I know that this is not the last large ranch that is going to come on the market out in that area and we need creative solutions as to how to deal with the economic realities that we're faced with as well as, at the same time, to preserve the open space. And I believe that Trenza planned community is that solution. Thank you.

CHAIRMAN MONTOYA: Okay. Commissioner Anaya.

COMMISSIONER ANAYA: Thank you, Mr. Chair. When you all were talking I was thinking about Bruce King, because Bruce King would say, I got friends that are against it and I got friends that are for it, and I'm for my friends. But I want to thank all of you for your comments, whether they were for it or against the project. I want to thank Ted and Scott for their hard work and for them meeting with the communities. I want to thank Jan for meeting with me after the first meeting, or the last meeting we had to go over each of the variances, and I appreciate you coming in and talking to me about that, Jan. Thank you.

I have a question for staff and that is on the fire impact fees that will be generated from the building permits, what district they go to? I believe they would go to the Eldorado District but I want to make sure that if this gets approved that those impact fees be split up to the Galisteo District and the Eldorado District.

MS. LUCERO: Mr. Chair, Commissioner Anaya, the development is located within the Eldorado Fire District, so typically, that's where the fees would go. I don't know if there's a mechanism for changing that.

COMMISSIONER ANAYA: If I could make an amendment, an extra condition that those fire impact fees be split up and go the Eldorado and Galisteo, because they'll be the ones responding.

I want to thank you all for naming the project a different name than the Village at Galisteo Preserve, because now Trenza is definitely different. And when I heard the name it reminded me of my daughter, because she always had trenzas. Thank you all for including the cemetery, because we always put in developments and we forget that after we pass on we need places to put those individuals so thank you for doing that.

I think that in these tough times that if we support this it will create jobs and stimulate our economy in Santa Fe County. And a lot of these issues that we talk about in terms of water and water availability rely on staff. And their comments and concerns, and I want to thank staff for their hard work because it's not been easy. And we can't - I wonder about water too. I have a well in Galisteo and I hope it never goes dry but we have to rely on the experts that are out there to tell us whether we're going to have water or not, so I rely on them.

I think that the Galisteo community working closely with Ted and his group, with the five conditions that were brought up a few years ago by the community of Galisteo and Richard Griscom. I'm glad to see that most of them or all of them are going to be met. That's all I have, Mr. Chair. Thank you.

CHAIRMAN MONTOYA: Okay. Commissioner Stefanics? Commissioner Holian.

COMMISSIONER HOLIAN: Thank you, Mr. Chair. I actually wanted to add one condition to the list of conditions here and that is for a well monitoring agreement to be worked out with the Galisteo Water Board. They had mentioned that as their fifth – yes, I'm making a motion – I'm amending my own.

CHAIRMAN MONTOYA: You're amending your motion to add this condition.

COMMISSIONER HOLIAN: Yes. Another condition.

CHAIRMAN MONTOYA: So that's 24.

COMMISSIONER HOLIAN: Shelley?

MS. COBAU: Mr. Chair, members of the Commission we'd like to point out that we met with the applicant yesterday and we would like to allow the applicant to ask for an amendment to the conditions that staff had added. I think that their request for an amendment to those two conditions was valid and will make the conditions more enforceable in the future. So if the applicant could ask for those I would really appreciate it.

MR. HOEFT: Commissioner Holian, I concur with your condition that you just added. And condition #19 and #20 is what we talked about at length with Shelley and Vicki yesterday. And we just wanted to talk onto the end of the last alternative solution as approved by the Public Works Director prior to final plat submittal. Thank you.

CHAIRMAN MONTOYA: So that's on both #19 and #20?

MR. HOEFT: That's correct.

CHAIRMAN MONTOYA: Okay. So would the maker of the motion accept those changes?

COMMISSIONER HOLIAN: Yes.

CHAIRMAN MONTOYA: Okay. Secunder?

COMMISSIONER STEFANICS: Yes.

CHAIRMAN MONTOYA: Commissioner Anaya.

COMMISSIONER ANAYA: Yes. About the impact fees. Does the Commission agree to that? Putting that on? Okay.

COMMISSIONER STEFANICS: So just a point of clarification. You're asking that they be split?

COMMISSIONER ANAYA: Since it's right in the middle of both districts, and they'll both be responding.

COMMISSIONER STEFANICS: And let me ask staff, is Lamy in the Eldorado Fire District? Shelley?

MS. COBAU: We believe so, Mr. Chair, Commissioner Stefanics. We may have a map here. Just give us a moment and we'll check.

COMMISSIONER STEFANICS: So while you're looking that up, this is a question, Mr. Chair, for staff. When a fire call comes in, it goes to the RECC? And then they dispatch it?

MS. COBAU: Mr. Chair, Commissioner Stefanics, I believe that's correct. And we did meet with Buster Patty at length about the Village at Galisteo Basin Preserve because fire was involved in some of the impacts of the variances that were proposed. And Captain Patty had indicated that first response would come from Eldorado in this case.

COMMISSIONER STEFANICS: So my question is, if Eldorado is contacted how would Galisteo ever learn about the call? Just be self-monitoring the radio?

MS. COBAU: They might not learn of it, unless they were needed. If they didn't have enough response with the call to Eldorado and they get there then I don't know why they would call another district, unless there were a large grass fire or something that they needed more equipment on. But that would definitely be a question for Captain Patty or one of the other Fire Department members. I can't speak to that exactly.

COMMISSIONER STEFANICS: Well, Mr. Chair and Commissioner Anaya, I recognize the property is caught between the two. I just would want to make sure that if Galisteo received a portion of the fee that they then would be involved in activity.

COMMISSIONER ANAYA: Mr. Chair.

CHAIRMAN MONTTOYA: Commissioner Anaya.

COMMISSIONER ANAYA: If we could – if there's a call in this area that the both page out, on Eldorado and Galisteo.

MR. ROSS: Yes, Mr. Chair, Commissioner Anaya, we'd have to look at those RECC protocols and see what the rules are. I know they have lots of rules and who they call and when they call and when they call for backup and stuff like that. The other thing that we were just talking about is we're not really sure that you can split impact fees, so we'd like to check that and report back to you quickly. I don't think you should change your motion but it's possible state law or our ordinance, which none of us have looked at in a while, might have some guidelines. So we'd like to check that and make sure it's okay to do that.

COMMISSIONER ANAYA: Okay.

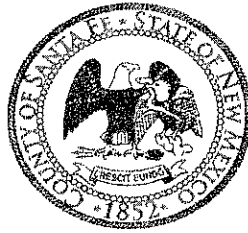
CHAIRMAN MONTTOYA: Any other discussion? Is there anything else?

The motion passed by unanimous [4-0] voice vote. [Commissioner Vigil was not present for this action.]

Harry B. Montoya
Commissioner, District 1

Virginia Vigil
Commissioner, District 2

Michael D. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Roman Abeyta
County Manager

BOARD OF COUNTY COMMISSIONERS

**CASE NO. S 06-5031
TRENZA F/K/A THE VILLAGE AT GALISTEO BASIN PRESERVE
PRELIMINARY PLAT (PHASE I)
COMMONWEAL CONSERVANCY INC., APPLICANT
TED HARRISON, AGENT**

ORDER

THIS MATTER came before the Board of County Commissioners (hereinafter referred to as "the BCC") for hearing on February 9, 2010, on the application of Commonweal Conservancy, Inc. (hereinafter referred to as "the Applicant") and Ted Harrison (hereinafter referred to as the "Agent") for Preliminary Plat and Development Plan approval for Phase I of Trenza, f/k/a the Village at Galisteo Basin Preserve which consists of 131 single-family residential lots, and three multi-family residential lots for a total of 149 residential units, and five non-residential lots all within a 60-acre development envelope within an overall 10,000+ acre area ("Application"). The request also includes the following variances of the County Land Development Code ("Code"):

1) to allow driveway locations to be closer than 100 feet from intersections; 2) to allow slopes of up to 5% within 50 feet of an intersection rather than required 3% or less within 100 feet of an intersection; 3) to allow driving lanes for minor arterial roads and local sub-collector roads to be reduced to a width of less than 12 feet; 4) to reduce the required right-of-way width from 50 feet to 32 feet for local sub-collector roads and 25 feet for local lane roadways; 5) to allow commercial and residential building heights of up to 30 feet in certain areas.

EXHIBIT

E

SFC CLERK RECORDED 07/14/2010

The BCC, having reviewed the Application and supplemental materials, staff reports and having conducted a public hearing on the request, finds that the Application is well taken and should be granted subject to conditions and makes the following findings of fact and conclusions of law:

1. The Applicant requests Preliminary Plat and Development Plan approval for Phase I of Trenza f/k/a the Village at Galisteo Basin Preserve, which consists of a total of 149 residential units, and 5 non-residential lots within a 60-acre development envelope within a 10,000+ acre area as well as five variances of the Code.

2. The property is located south of Eldorado, west off of US 285, within Sections 1, 3-5, 7-15, 17, 20-24, and 27 within Township 14 North, Range 9 East; Sections 5-7, and 18 within Township 14 North, Range 10 East; Sections 25 and 34-36, within Township 15 North, Range 9 East; and Sections 30 and 31, within Township 15 North, Range 10 East.

3. In support of the Application, the Applicant's Agent submitted a development report including a legal lot of record, a preliminary subdivision survey plat, a terrain management plan, water supply plan, liquid waste disposal plan, solid waste plan, school impact report, subdivision covenants, disclosure statement and a development plan set.

4. On June 18, 2009, the County Development Review Committee recommended Preliminary Plat and Development Plan approval for Phase I.

5. The Preliminary Plat and Development Plan are in accordance with Article V, Section 5.3 (Preliminary Plat Procedures) and Article V, Section 7.1 (Preliminary Development Plans) of the Code.

6. At the February 9, 2010 BCC meeting, staff analyzed whether the granting of the variances would pose any threats to health, safety and welfare concerns of the general public and determined that granting of the variances would not pose any such threat.

7. Staff recommended that conditions be imposed on approval of the Application if granted.

8. Twenty-one members of the public spoke in favor of the Application and four members of the public spoke in opposition to the Application.

9. Under the circumstances and given the evidence and testimony submitted during the hearing, the Application should be **APPROVED SUBJECT TO THE**

FOLLOWING CONDITIONS:

A. All redlines comments must be addressed.

B. Compliance with applicable review comments from the following:

- 1) State Engineer
- 2) State Environment Department
- 3) Soil & Water Conservation District
- 4) State Department of Transportation (NMDOT)
- 5) County Hydrologist/Water Resources Dept.
- 6) Development Review Director
- 7) County Fire Marshal (Site Plans & Building Plans)
- 8) County Public Works
- 9) State Historic Preservation Division
- 10) Technical Review Division
- 11) County Open Space, Parks and Trails Division
- 12) Public School District
- 13) County Housing Division
- 14) County Planning Division

C. Development within the US 84-285 Highway Corridor shall comply with the district standards of the US 285 South Highway Corridor ordinance (Ordinance No. 2005-08).

- D. All archeological easements shall be shown on the plat. The State Historic Preservation Office must approve all proposed mitigation measures prior to Final Plat recordation.
- E. Base Flood Elevations for the Arroyo de Los Angeles and its tributaries shall be established prior to Final Plat approval.
- F. All redline comments must be addressed.
- G. Road names and addresses must be approved by Rural Addressing prior to Final Plat recordation.
- H. Final homeowners' documents, and disclosure statement are subject to approval by staff prior to Final Plat.
- I. Water restrictive covenants shall be recorded with the Final Plat.
- J. All utilities must be underground.
- K. All lots are subject to the Santa Fe County Fire and Rescue Impact Fees. This must be clearly noted on the Final Plat.
- L. The Applicant must submit an engineer's cost estimate and financial guarantee for all required improvements (i.e. road construction, street and traffic signs, fire protection, etc.) prior to Final Plat recordation. A schedule of compliance projecting time period for completion of improvements must be included. Upon completion, the applicant must submit a certification by a registered professional engineer that improvements have been completed according to the approved development plan.
- M. The following note must be put on the plat:
 Permits for building construction will not be issued until required improvements for roads, drainage, and fire protection have been completed as required by staff.
- N. An access permit will be required from NMDOT prior to Final Plat approval.
- O. Approved discharge permit from the Environment Department shall be submitted prior to recording the plat.
- P. Compliance with conditions of the Master Plan approval.
- Q. A water quality and water system maintenance plan shall be submitted prior to Final Plat approval.
- R. This development will be subject to the Santa Fe County's Sustainable Development Plan and Sustainable Land Development Code.

- S. The top of all swales must be at least 10' off the pavement to provide a clear zone. Street trees cannot be placed in the clear zone unless an alternative solution is approved by the Public Works Director prior to final plat submittal.
- T. The proposed streets throughout the development must comply with the exact road standards of the Community College District Ordinance as specifically described in Exhibit "M" to the County staff report. This includes placement of curb and gutter and increasing right-of-way widths unless an alternative solution is approved by the Public Works Director prior to Final Plat submittal.
- U. Master Plan must be amended to reflect the change of water service from an on-site community water system to service by the County Water System prior to preliminary plat application of Phases II-VI.
- V. Development must comply with Section 5.9 (Culverts, open channels, and stormdrain systems) of the County Floodplain Ordinance (Ordinance 2008-10).
- W. The Applicant must provide road cross section every 50 feet to show cut and fill slopes. The sections must include street names and station numbers. These sections must be provided with the submittal of the Final Plat/Development Plan for this project in order to facilitate a detailed review.
- X. A well monitoring agreement shall be worked out with the Galisteo Water Board.

WHEREFORE, the BCC hereby **APPROVES** the Application for Preliminary Plat and Development Plan for Phase I of Trenza f/k/a the Village at Galisteo Basin Preserve, which consists of 149 residential units and five non-residential lots within a 60-acre development envelope within a 10,000+ acre area subject to the conditions provided herein.

IT IS SO ORDERED:

This Order is approved by the Board of County Commissioners on this 13th day of July, 2010.

**THE BOARD OF COUNTY COMMISSIONERS
OF SANTA FE COUNTY**

By Harry Montoya, Chair

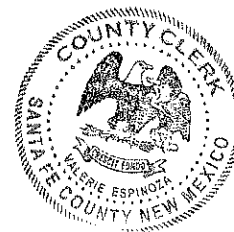
ATTEST:

Valerie Espinoza
Valerie Espinoza, County Clerk



Approved as to form:

Stephen C. Ross
Stephen C. Ross, County Attorney



COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

BCC ORDER
PAGES: 6

I Hereby Certify That This Instrument Was Filed for
Record On The 14TH Day Of July, 2010 at 12:29:01 PM
And Was Duly Recorded as Instrument # 1605009
Of The Records Of Santa Fe County

Deputy Marcella Witness In Hand And Seal Of Office
Valerie Espinoza
County Clerk, Santa Fe, NM